

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

104, 743 RAILWAY AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Canmore, Alberta



Listing ID:
34011

MLS ID:
A2286261

\$299,900



 **MINGU KYOUNG**
 (403) 253-5678

 MaxWell Capital Realty
 403-253-5678

 104, 743 Railway Avenue , Canmore , Alberta T3H 3C4

Transaction Type

For Lease

Subdivision

Town Centre_Canmore

Year Built

2017

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Building Area (Sq. Ft.)

941.80

Building Area (Sq. M.)

87.50

Inclusions

N/A

Restrictions

Landlord Approval

Reports

Leases

Profitable UPS Store for Sale! A rare opportunity to own a recession-proof business with No Direct Competition! Are you looking for a profitable, easy-to-manage business in a prime location? This well-established UPS Store in Canmore is the only one serving Canmore, Banff, and surrounding areas which make it an essential business for travelers, local residents, professionals, and business owners who need reliable shipping and document services. This wonderful business was established 25 years ago, and the current owner managing it since 2017, offering shipping services, mailbox rentals, printing & faxing, paper shredding, and other marginal services to generate a steady revenue. Easy to operate and ideally 1.5 person to manage the daily operation to save employment cost. Perfect location in the entry of the town centre with maximum exposure so don't need much advertisement, and it is a turn-key business! With e-commerce and remote work increasing demand for shipping and mailing services, and there is huge potential to expand the business. This is a rare opportunity to own a thriving business with minimal competition and strong community demand. Serious inquiry only. Please don't visit the store and associate with employees! Please sign the attached Confidentiality Agreement in Supplements.

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