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HARDWARE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
34319


MLS ID:
A2287492

\$383,000



 **SIMON D. HUNT**
 (403) 850-5502

 RE/MAX House of Real Estate
 403-287-3880

 330, 8338 18 Street SE, Calgary , Alberta T2C 4E4

Transaction Type

For Lease

Title

Leasehold

Days On Market

43

Lease Amount

5832.75

Lease Frequency

Monthly

Sub Lease

1

Zoning

C-C2 f1.0h18

Subdivision

Riverbend

Building Type

Strip Mall

Year Built

1996

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Building Area (Sq. Ft.)

1401.00

Building Area (Sq. M.)

130.16

Construction Type

Brick,Stucco,Wood Frame

Roof

Metal

Foundation

Poured Concrete

Cooling

Central Air

Heating

Forced Air,Natural Gas

Lot FeaturesCity Lot,Landscaped,Level,Low
Maintenance Landscape,Near Public
Transit,Near Shopping Center,No Back
Lane,Paved,Street Lighting**Commercial Amenities**

Parking-Extra,Yard Lights

Access to Property

Direct Access,Public,Strip Shopping Mall

Inclusions

Please see the Supplements

RestrictionsDevelopment Restriction,Landlord
Approval,Lease Restriction**Reports**Aerial Photos,Financial
Statements,Floor Plans,Information
Package,Leases

Here is an ESTABLISHED HARDWARE BUSINESS FOR SALE – Riverbend Centre TURN-KEY OPPORTUNITY to own a REPUTABLE HARDWARE BUSINESS in the heart of RIVERBEND CENTRE! This 1,401 Sq Ft Retail Space offers EXCELLENT EXPOSURE within a BUSY Shopping Centre + benefits from UNLIMITED SHARED CUSTOMER PARKING, w/2 parking stalls directly IN FRONT of the STORE! This LONG-STANDING COMMUNITY BUSINESS has built a strong reputation by combining traditional hardware retail with a wide range of specialty services that generate steady foot traffic and repeat clientele. The store is efficiently laid out with a FUNCTIONAL Retail Sales area, Storage room, A/C, and a 2-PIECE WASHROOM, allowing for smooth day-to-day operations. A major advantage of this opportunity is the LEASE RENTAL STRUCTURE (+ GST), with LEASE RATES LOCKED IN UNTIL 2030 WITH ONLY ONE SCHEDULED 3.3% INCREASE, providing predictable occupancy costs. There are 4 YEARS REMAINING ON THE CURRENT LEASE WITH AN ADDITIONAL 5-YEAR RENEWAL, offering long-term stability for the next owner. The business currently operates 9:00 AM – 6:00 PM MONDAY THROUGH SATURDAY AND 10:00 AM – 5:00 PM ON SUNDAYS, serving a LOYAL customer base throughout the surrounding Riverbend and Southeast Calgary communities. In ADDITION to hardware retail products, the business provides numerous IN-DEMAND services including key cutting, re-keying door locks and deadbolts, watch and FOB battery replacement, skate sharpening, tool sharpening, fishing and hunting license sales, UPS and FedEx access point services, tool rental, as well as paint tinting and shaking. These services create MULTIPLE REVENUE STREAMS and bring customers BACK REGULARLY! The business may be purchased TURN-KEY WITH TRAINED STAFF IN PLACE, allowing for a smooth transition and continued operations from day one. With PURCHASING THE EXISTING INVENTORY (INCLUDED in LIST PRICE!), making it easy for the next owner to step in and continue serving the established customer base. THIS IS AN EXCELLENT OPPORTUNITY FOR AN OWNER-OPERATOR OR ENTREPRENEUR TO ACQUIRE A PROFITABLE, SERVICE-ORIENTED RETAIL BUSINESS IN A PRIME COMMUNITY SHOPPING CENTRE LOCATION WITH A SECURE LONG-TERM LEASE! Book today!

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