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123 123 AVE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
35702


MLS ID:
A2320512

\$499,000



 **KARAN DANDIWAL**
 (403) 270-4682

 Prep Realty Inc.
 403-270-4682

 123 123 Ave SW , Calgary , Alberta T2S 0B4

Transaction Type For Lease	Days On Market 1	Lease Amount 26.00
Lease Frequency Monthly	Subdivision NONE	Year Built 1950
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1840.00	Building Area (Sq. M.) 170.94	Inclusions NA
Restrictions None Known	Reports Financial Statements,Leases	

Exceptional opportunity to own a well-established, high-volume liquor store near Calgary Downtown. This turnkey business boasts gross sales exceeding \$1.2 Million annually, with strong, consistent cash flow and a loyal customer base . The store is immaculately maintained, bright, and professionally merchandised. Well-organized shelving, efficient layout, and modern fixtures make day-to-day operations smooth and customer-friendly. Located in a high-traffic, high-density downtown corridor, the store benefits from excellent visibility, steady foot traffic. With consistent profitability, a loyal customer base, and a prime location, this is an outstanding opportunity for entrepreneurs or investors seeking a thriving and proven retail business in a growing market.

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