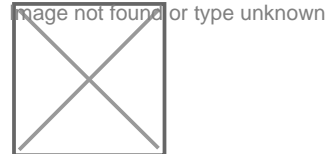


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

PAINT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta


Listing ID:
26753


MLS ID:
A2168876

\$149,000



 **RAMESH VERMA**
 (403) 547-4102

 Real Estate Professionals Inc.
 403-547-4102

 Calgary , Alberta

Transaction Type For Lease	Days On Market 175	Lease Amount 6500.00
Lease Frequency Monthly	Building Type Retail	Year Built 2021
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1600.00	Building Area (Sq. M.) 148.64	Inclusions Asset list to be provided before closing
Restrictions None Known	Reports None	

Business Opportunity for Entrepreneurs: Independent Paint Retail Store for Sale. This is a fantastic opportunity for owner-operators or remote work individuals looking to become entrepreneurs. This independent retail store is currently managed by an absentee owner and is ready for a new operator to step in and thrive. Lease Improvements: Approximately \$200,000 worth of enhancements, shelving, and displays already in place. Assets Included: \$80,000 worth of machines and equipment, providing a solid foundation for operations. Sales Potential: Authorized to sell building materials and painting accessories, with the option to expand into complementary products like wallpapers and window shades. Competitive Advantage: Enjoy protection from competition with a minimum radius clause and exclusivity agreement in place. Monthly Rent: \$6,500 (includes operating costs). Call your Realtor today to set up a tour. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"

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