



GRASSROOTS
REALTY GROUP

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MLS # A2229347

Calgary, Alberta



\$399,900

Division: Calgary
Type: Retail
Bus. Type: Liquor Store
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 2,978 sq.ft.
Zoning: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: All Assets and Improvements

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Exceptional opportunity to acquire a high-performing liquor store located in the heart of downtown, serving a steady flow of urban professionals and high-density residential clientele. This established business consistently generates annual sales exceeding \$2.4 million and maintains an inventory valued at approximately \$450,000. Strategically positioned in a vibrant, high-traffic area, the store offers a premium product mix, strong profit margins, and a loyal customer base. This turnkey operation is tailored for experienced liquor retailers seeking to expand their portfolio with a proven, top-tier business in a prime metropolitan location. Inventory is excluded from the sale price.