587-777-7276
yuri@grassrootsrealtygroup.ca

123 Anystreet
Calgary, Alberta

MLS # A2288381

$599,900

Division:	Martindale
Type:	Business
Bus. Type:	Liquor Store
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,600 sq.ft.
Zoning:	Retail

Heating:	-	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-

Inclusions: Existing Beer cooler, security equipment, TV's, POS system, All existing shelves and wall decor, - Business for sale only

Well-established and profitable liquor store generates strong annual sales. Same owners for the last 27 years who are now retiring. The business benefits from a low monthly rent keeping overhead costs down and margins healthy. Strategically located along a high-traffic corridor, in the NE the store enjoys excellent visibility and steady footfall from both surrounding residential neighborhoods and nearby commercial hubs. 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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