



**GRASSROOTS**

REALTY GROUP

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1630 37 Street SW  
Calgary, Alberta

MLS # A2290742



**\$349,900**

Division: Rosscarrock

Type: Business

Bus. Type: Liquor Store

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,134 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover a rare opportunity to own a high-exposure liquor store strategically located near Rosscarrock, Glendale, and Westbrook Mall, drawing from a dense network of surrounding communities. This turn-key operation boasts consistent monthly gross revenue supported by a loyal and established customer base, all set within a highly accessible location with ample parking. Whether you are a hands-on operator seeking to maximize profitability or an investor looking for a stable asset, this business offers significant potential for further growth. To ensure a seamless transition, the current owner is willing to provide comprehensive training, making this the perfect chance to step into a thriving enterprise. All tours by appointment only. Do not approach staff.