587-777-7276
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115, 1935 32 Avenue NE
Calgary, Alberta

MLS # A2291828

$199,900

Division:	South Airways
Type:	Business
Bus. Type:	Convenience Store,Gift Shop ,Photographer,Printing
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,778 sq.ft.
Zoning:	-

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

An excellent opportunity to acquire a well-established Canada Post outlet in NE Calgary, located in a busy shopping centre with strong foot traffic. The business provides full Canada Post services and generates additional income through retail sales and service offerings, including convenience store items, Amazon parcel services, Lotto, greeting cards, beverages, and photocopying/printing services. The premises offer 1,778 sq.ft. of space with a monthly rent of $4,600 (including operating costs). Approximately 500 sq.ft. is subleased to a phone repair shop, generating $1,350 per month in rental income, helping offset operating expenses. This prime location is just steps away from Deerfoot Trail and Trans-Canada Highway, surrounded by numerous businesses, restaurants, and retail shops, ensuring a steady flow of customers. The business enjoys a large loyal customer base and stable, growing profitability. The owner is willing to provide training to the right buyer, making this a great opportunity for both experienced operators and new entrepreneurs.

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