



**GRASSROOTS**  
REALTY GROUP

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1234 12 NE  
Calgary, Alberta

MLS # A2297704



**\$250,000**

Division: Pineridge

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,162 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: An asset list will be provided after the offer is accepted

Please do not reach the staff directly. Turnkey liquor store opportunity located on a highly visible corner of a main street in NE Calgary. Offering approximately 1,162 sq. ft. of well-utilized space, this easy-to-operate setup is ideal for both first-time buyers and experienced operators. Surrounded by a strong residential community, the business benefits from consistent foot traffic and excellent exposure. Affordable rent adds to the overall appeal, making this a solid investment opportunity with great potential for steady returns.