



123 123 Ave SW
Calgary, Alberta

MLS # A2320512



\$499,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,840 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NA

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Exceptional opportunity to own a well-established, high-volume liquor store near Calgary Downtown. This turnkey business boasts gross sales exceeding \$1.2 Million annually, with strong, consistent cash flow and a loyal customer base. The store is immaculately maintained, bright, and professionally merchandised. Well-organized shelving, efficient layout, and modern fixtures make day-to-day operations smooth and customer-friendly. Located in a high-traffic, high-density downtown corridor, the store benefits from excellent visibility, steady foot traffic. 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.