



GRASSROOTS
REALTY GROUP

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MLS # A2328664

Calgary, Alberta



\$249,900

Division: Calgary
Type: Retail
Bus. Type: Liquor Store
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,647 sq.ft.
Zoning: -

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

****Successful Liquor Store for Sale | NW Calgary**** Take advantage of this opportunity to own a well-established and successfully operating liquor store in a high-traffic NW Calgary location. This professionally managed business has built a loyal customer base and delivers consistent year-round sales, making it an excellent choice for both owner-operators and investors. Located in a busy retail plaza surrounded by established residential communities and complementary businesses, the store offers excellent visibility, strong repeat business and steady walk-in traffic. Property Highlights: • Over ****\$1 million in annual sales**** • ****1,650 sq. ft.**** modern and well-maintained retail space • ****Very affordable rent**** at only ****\$5,215/month**** plus operating costs of ****\$2,575/month**** • Strong financial performance with opportunities to increase revenue • Fully equipped and operating successfully from day one • Well organized inventory and efficient store layout The business is being offered for sale because the owner is pursuing a different business opportunity. This is not a distressed sale. The store is profitable, well managed and continues to operate successfully. Opportunities like this in NW Calgary do not come on the market often. Contact us today for more information or to arrange a confidential viewing.