



GRASSROOTS
REALTY GROUP

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224, 321 6 Avenue SW
Calgary, Alberta

MLS # A2186605



\$90,000

Division:	Downtown Commercial Core
Type:	Retail
Bus. Type:	Candy/Cookie, Convenience Store, Food & Beverage , Mixed, Retail , Variety
Sale/Lease:	For Lease
Bldg. Name:	Intact Place
Bus. Name:	INS MARKET
Size:	511 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	As Per Equipment List		

Located in the prestigious Intact Place at the heart of downtown Calgary, this exceptional business opportunity offers a prime location with unparalleled accessibility. Centrally situated, the store benefits from three direct connections to adjacent buildings via the Plus 15 network, ensuring consistent foot traffic and a steady customer base. This INS Market Franchise is a well-established convenience and Lotto store, providing a wide range of products, including lottery tickets, tobacco, groceries, and much more. The business is perfectly suited for an entrepreneur seeking a turnkey operation with a loyal customer base. Total Monthly rent is \$ 2695.54 including utilities and common area costs. Prospective buyers are required to sign a confidentiality agreement before receiving detailed information. Comprehensive training will be provided to ensure a smooth transition for the new owner. Please note that all viewings are strictly by appointment only, and we kindly request that you do not approach the staff directly. This is a rare opportunity to acquire a thriving business in one of Calgary's most desirable downtown locations!