



MLS # A2226593

Calgary, Alberta



\$2,950,000

Division:	Calgary
Type:	Business
Bus. Type:	Liquor Store ,Retail
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,000 sq.ft.
Zoning:	GC

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

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

****Established Community Liquor Retailer with Real Estate Ownership Opportunity**** This locally trusted liquor retailer has built a strong reputation for friendly, knowledgeable service and a well curated product mix that appeals to both everyday shoppers and discerning enthusiasts. With consistent customer traffic and strong community goodwill, the business operates as a reliable neighbourhood destination known for quality selection and convenience. The store features a broad and diverse inventory of beer, wine and spirits sourced from both domestic producers and international markets. Customers enjoy access to popular national brands, premium imports, and a thoughtful mix of craft offerings. The wine portfolio spans Old World and New World regions, offering approachable everyday selections alongside premium bottles suited for entertaining and gifting. The spirits category is comprehensive, including Canadian and International Whiskies, Vodka, Gin, Rum, Tequila, Scotch, Liqueurs, Brandy and Cognac, providing balanced appeal across multiple price points and customer preferences. Complementing the core categories are Coolers, Ciders, & "Ready-to-Drink" beverages, non alcoholic options, and essential add on products such as mixers and ice, reinforcing its position as a convenient one stop shop. A significant differentiating factor is the opportunity to acquire the real estate along with the business. Ownership of the underlying property provides long term stability, protection against rising lease costs, and the potential for future appreciation an increasingly rare advantage in today's retail environment. For owner operators seeking control over occupancy costs, or investors looking for both operating income and tangible asset security, this combined business and real estate offering represents a compelling and well balanced

acquisition opportunity.