

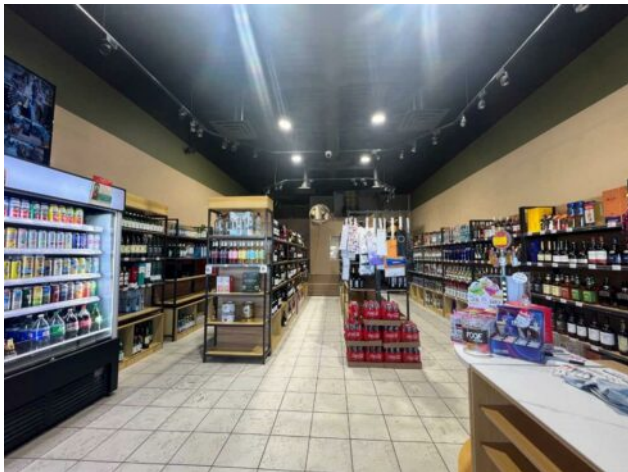


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**MLS # A2256382**

**Calgary, Alberta**



**\$129,000**

**Division:** Calgary  
**Type:** Retail  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,252 sq.ft.  
**Zoning:** -

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Turnkey Liquor Store for Sale Seize the chance to own and operate a fully equipped liquor store in a prime, high-traffic retail location. Business Highlights: Size: 1,262 SF &ndash; efficient and manageable footprint Lease Term: Secure until June 30, 2030 Monthly Gross Rent: \$7,941.43 + GST(Opt cost included). All shelving has been newly installed, and the beer cooler room features a brand-new compressor. Premier location with excellent visibility for passing traffic Inventory: Approx. \$45,000 (valued separately) Note: Business Asset Sale only, Financials are not available.