

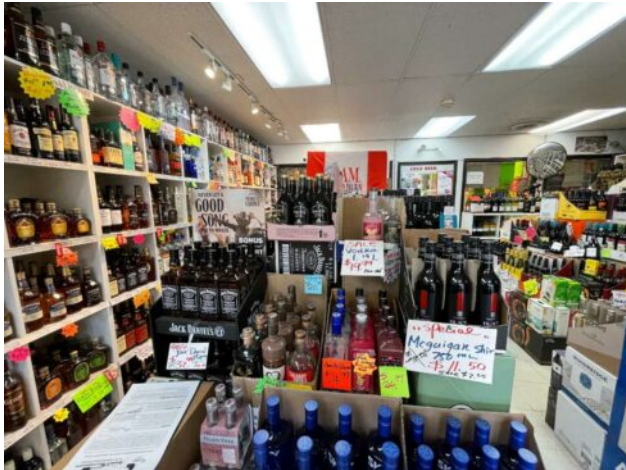


GRASSROOTS
REALTY GROUP

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

123, 123 Centre Street NE
Calgary, Alberta

MLS # A2259253



\$450,000

Division: Tuxedo Park

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,949 sq.ft.

Zoning: C-COR2 f1.0h10

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.33 Acre

Sewer: -

Lot Feat: -

Inclusions: ALL EQUIPMENTS IN THE STORE

Rare Opportunity & Profitable Liquor Store for Sale. JUST signed NEW LEASE in NOV 2025-- \$2711.79 / month, INCLUDING OPERATING COST. fixed for 5 years, plus 5 years option. Exceptional chance to own a highly successful liquor store on busy Centre Street. Generating approx. \$1.2M in 2024 sales with strong profit margins. Features simple layout. Minimal staffing, currently owner operated, and consistent income year after year. Prime location with excellent exposure and steady customer traffic.