



**GRASSROOTS**  
REALTY GROUP

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**123 LIQUOR STORE**  
Calgary, Alberta

**MLS # A2265582**



**\$249,900**

**Division:** Sage Hill

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,650 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Profitable Liquor Store for Sale in NW Calgary ?? Here's a rare chance to own a high-performing liquor store in one of NW Calgary's busiest retail spots. This 1,650 sq ft store is bright, clean, and well laid out, drawing steady year-round traffic from both locals and drive-by customers. Over \$1,000,000 in annual sales Low rent &mdash; only \$5,215/month Strong cash flow & growth potential Surrounded by mature communities & major retailers Whether you're looking for a hands-on business or a turnkey investment, this store is ready to deliver profit from day one. Opportunities like this in NW Calgary don't come often-act fast before it's gone!