

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

456 anystreet Calgary, Alberta

MLS # A2269837



\$23,000

Lot Size:

Lot Feat:

Division:	McKenzie Towne	
Type:	Business	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	4,800 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-

Inclusions: none

Floors:
Roof:
Exterior:

Water:

Sewer:

Business Takeover / Lease Takeover Opportunity An excellent opportunity to take over a well-established retail business or lease of a fully developed 4,800 sq. ft. retail space, currently operating as a successful Dollar Store Franchise for over 15 years. The current owner is relocating abroad for personal reasons, creating a great opportunity for a new operator or investor to step in. This turnkey retail setup is ideal for a variety of retail concepts and comes with a monthly rent of \$23,000 (including operating costs). Key Highlights: Prime 4,800 sq. ft. retail space Long-standing franchise with strong community presence Fully built-out retail interior — ready for immediate operation Located on a busy street, surrounded by banks, restaurants, a liquor store, and anchored by a national grocery chain A rare chance to acquire or lease a proven retail location in a high-traffic commercial area.