



GRASSROOTS
REALTY GROUP

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

456 anystreet
Calgary, Alberta

MLS # A2269837



\$23,000

Division: McKenzie Towne

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,800 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

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.