



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2277825**

**Calgary, Alberta**



**\$279,000**

**Division:** Calgary  
**Type:** Retail  
**Bus. Type:** Liquor Store  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,878 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>	The vendor will provide an equipment list.		

Profitable Liquor Store for Sale & Turnkey Opportunity. This well-established liquor store is now available for purchase. The sale is for the business only, and inventory up to \$120,000 is an extra cost. The store is 1,878 square feet in size and features a high gross profit margin(24-27%). The base rent is \$30 per square foot. The total monthly rent, including all operating costs, is \$8,477. The current lease is valid until May 2029, and there is a 5-year option to renew. The business is located in a high-traffic area with a loyal customer base. The store is clean, organized, and fully equipped with modern systems. A new owner can grow the business by adding delivery services or expanding the product list. The current owner will provide training for a smooth transition. Serious inquiries only.