



**MLS # A2278834**

**Calgary, Alberta**

**\$40,000 per month**



<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Liquor Store
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,252 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Turnkey Liquor Store for Sale Seize the chance to own and operate a fully equipped liquor store in a prime, high-traffic retail location. Business Highlights: Size: 1,252 SF &ndash; efficient and manageable footprint Lease Term: Secure until June 30, 2030 Monthly Gross Rent: \$7,941.43 + GST(Opt cost included). All shelving has been newly installed, and the beer cooler room features a brand-new compressor. Premier location with excellent visibility for passing traffic Inventory: Approx. \$45,000 (valued separately) Note: Business Asset Sale only, Financials are not available.