



GRASSROOTS
REALTY GROUP

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**101, 4655 54 Avenue NE
Calgary, Alberta**

MLS # A2281498

\$128,000



Division: NONE

Type: Business

Bus. Type: Liquor Store

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,100 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Equipment list to be provided before closing

Excellent opportunity to own an established liquor store in a very nice residential neighborhood. Located on the main road leading to a large residential area, with easy access to the plaza, high visibility and ample parking. This store is well set up with a large cooler and easy access to all products on the retail floor. Inventory roughly \$45K (final count will be verified at possession) . Total lease amount \$4300 + gst .Opportunity for an owner operator to increase sales.