



**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:** -

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

**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.