

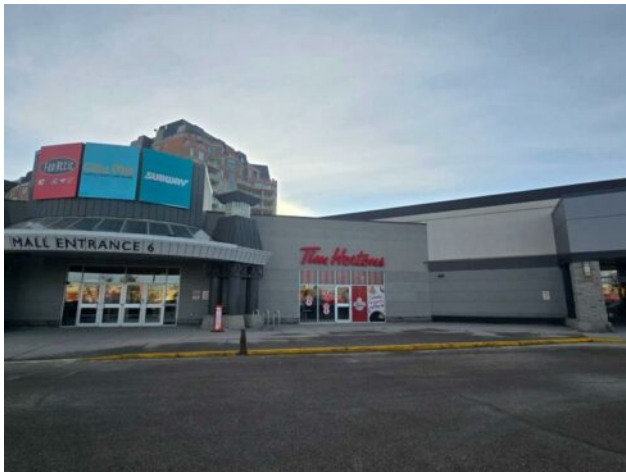


GRASSROOTS
REALTY GROUP

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1632 14 Avenue NW
Calgary, Alberta

MLS # A2283124



\$150,000

Division: Hounsfield Heights/Briar Hill

Type: Retail

Bus. Type: Gift Shop ,Hobby,Retail

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Established Collectibles & Anime Specialty Business for Sale – North Hill Centre, Calgary. Excellent opportunity to acquire a well-established and highly recognized specialty retail business located in North Hill Centre, one of Calgary's most established and centrally located shopping centers. This business is a top-tier specialty store in Canada and the leading store of its kind in Alberta, offering an extensive selection of over 10,000 SKUs, including collectible figures, models, anime merchandise, gaming products, and trading cards. The store has demonstrated strong and consistent year-over-year sales growth since 2023. The premises comprise approximately 1,200 sq.ft. and are situated adjacent to a high foot-traffic Food Court area, providing excellent visibility and walk-in exposure. The business operates with a very LOW gross monthly rent of \$3,413 and benefits from flexible annual lease terms, making it both efficient and cost-effective. This is an easy-to-operate business, suitable for one to two people, with high profitability and a loyal customer base. Significant upside potential exists through continued brand expansion, online sales, and further leveraging the growing collector market. North Hill Centre is strategically located along 16 Avenue NW (Trans-Canada Highway No. 1), with exposure to over 87,000 vehicles daily. The mall features over 100 retail, service, and dining tenants, including Safeway, Winners, Showhome Furniture, TD Bank, Boston Pizza, and more. The Mall serves surrounding communities that have relied on the centre for over 60 years. The location offers exceptional transit access, with a major bus hub and Lions Park C-Train Station directly at the mall entrance, and is within walking distance to the University of Calgary and SAIT, providing a steady flow of students and young professionals. The mall has

recently completed a collector-oriented tenant recruitment initiative, introducing new specialty retailers and repositioning the centre as a destination shopping location for collectors, drawing customers from a broader regional market. Showings by appointment only. All showings must be scheduled during mall business hours. Please do not approach staff or disturb customers.