



GRASSROOTS
REALTY GROUP

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**330, 8338 18 Street SE
Calgary, Alberta**

MLS # A2287492



\$383,000

Division:	Riverbend
Type:	Retail
Bus. Type:	Hardware
Sale/Lease:	For Lease
Bldg. Name:	Riverbend Centre
Bus. Name:	Riverbend Hardware & More LTD.
Size:	1,401 sq.ft.
Zoning:	C-C2 f1.0h18

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Phone Co
Exterior:	Brick, Stucco, Wood Frame	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	City Lot, Landscaped, Level, Low Maintenance Landscap
Inclusions:	Please see the Supplements		

Here is an ESTABLISHED HARDWARE BUSINESS FOR SALE – Riverbend Centre TURN-KEY OPPORTUNITY to own a REPUTABLE HARDWARE BUSINESS in the heart of RIVERBEND CENTRE! This 1,401 Sq Ft Retail Space offers EXCELLENT EXPOSURE within a BUSY Shopping Centre + benefits from UNLIMITED SHARED CUSTOMER PARKING, w/2 parking stalls directly IN FRONT of the STORE! This LONG-STANDING COMMUNITY BUSINESS has built a strong reputation by combining traditional hardware retail with a wide range of specialty services that generate steady foot traffic and repeat clientele. The store is efficiently laid out with a FUNCTIONAL Retail Sales area, Storage room, A/C, and a 2-PIECE WASHROOM, allowing for smooth day-to-day operations. A major advantage of this opportunity is the LEASE RENTAL STRUCTURE (+ GST), with LEASE RATES LOCKED IN UNTIL 2030 WITH ONLY ONE SCHEDULED 3.3% INCREASE, providing predictable occupancy costs. There are 4 YEARS REMAINING ON THE CURRENT LEASE WITH AN ADDITIONAL 5-YEAR RENEWAL, offering long-term stability for the next owner. The business currently operates 9:00 AM – 6:00 PM MONDAY THROUGH SATURDAY AND 10:00 AM – 5:00 PM ON SUNDAYS, serving a LOYAL customer base throughout the surrounding Riverbend and Southeast Calgary communities. In ADDITION to hardware retail products, the business provides numerous IN-DEMAND services including key cutting, re-keying door locks and deadbolts, watch and FOB battery replacement, skate sharpening, tool sharpening, fishing and hunting license sales, UPS and FedEx access point services, tool rental, as well as paint tinting and shaking. These services create MULTIPLE REVENUE STREAMS and bring customers BACK REGULARLY! The business

may be purchased TURN-KEY WITH TRAINED STAFF IN PLACE, allowing for a smooth transition and continued operations from day one. With PURCHASING THE EXISTING INVENTORY (INCLUDED in LIST PRICE!), making it easy for the next owner to step in and continue serving the established customer base. THIS IS AN EXCELLENT OPPORTUNITY FOR AN OWNER-OPERATOR OR ENTREPRENEUR TO ACQUIRE A PROFITABLE, SERVICE-ORIENTED RETAIL BUSINESS IN A PRIME COMMUNITY SHOPPING CENTRE LOCATION WITH A SECURE LONG-TERM LEASE! Book today!