



**1630 37 Street SW**  
**Calgary, Alberta**

**MLS # A2290742**



**\$349,900**

**Division:** Rosscarrock

**Type:** Business

**Bus. Type:** Liquor Store

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,134 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Discover a rare opportunity to own a high-exposure liquor store strategically located near Rosscarrock, Glendale, and Westbrook Mall, drawing from a dense network of surrounding communities. This turn-key operation boasts consistent monthly gross revenue supported by a loyal and established customer base, all set within a highly accessible location with ample parking. Whether you are a hands-on operator seeking to maximize profitability or an investor looking for a stable asset, this business offers significant potential for further growth. To ensure a seamless transition, the current owner is willing to provide comprehensive training, making this the perfect chance to step into a thriving enterprise. All tours by appointment only. Do not approach staff.