



123, 5675 36 Street NE  
Calgary, Alberta

MLS # A2160500



**\$139,900**

<b>Division:</b>	Marlborough
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Retail
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Sheffield Express Marlborough Mall
<b>Bus. Name:</b>	-
<b>Size:</b>	748 sq.ft.
<b>Zoning:</b>	mc-1

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Discover This Prime Investment Opportunity in Calgary! This well-established franchise store, with over 20 years of profitable operations, is now available for you. This is not just a convenience store&mdash;it&rsquo;s your gateway to financial success! Key Highlights: Lottery Sales: Approx. \$1 Million annually || Merchandise Sales: \$422,000+ (60% from Cigarette Sales) || Exclusive Products: High-margin items like hunting knives, Zippo lighters, cigars, bong, and rolling papers, not found in other stores || Support System: Benefit from selected vendors and ongoing support from the franchise head office || Low Monthly Rent: \$5,400, including utilities (water, electricity, and heating) || Lease: 4 years remaining, with an option to renew || Free Parking: Available for customers || Operational Simplicity: Easily managed by one owner-operator and one part-time employee || Immediate Profitability: Start making money from day one! This is a rare chance to step into a thriving business and embark on your journey as an independent business owner. Don&rsquo;t miss out&mdash;act quickly to make this successful franchise yours today!