



MLS # A2168876

Calgary, Alberta



\$149,000

Division:	Calgary
Type:	Retail
Bus. Type:	Paint
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,600 sq.ft.
Zoning:	-

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

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

Inclusions: Asset list to be provided before closing

Business Opportunity for Entrepreneurs: Independent Paint Retail Store for Sale. This is a fantastic opportunity for owner-operators or remote work individuals looking to become entrepreneurs. This independent retail store is currently managed by an absentee owner and is ready for a new operator to step in and thrive. Lease Improvements: Approximately \$200,000 worth of enhancements, shelving, and displays already in place. Assets Included: \$80,000 worth of machines and equipment, providing a solid foundation for operations. Sales Potential: Authorized to sell building materials and painting accessories, with the option to expand into complementary products like wallpapers and window shades. Competitive Advantage: Enjoy protection from competition with a minimum radius clause and exclusivity agreement in place. Monthly Rent: \$6,500 (includes operating costs). Call your Realtor today to set up a tour. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"