



160, 6800 Memorial Drive E
Calgary, Alberta

MLS # A2178910



\$220,000

| | |
|--------------------|---------------------------|
| Division: | Marlborough Park |
| Type: | Business |
| Bus. Type: | Convenience Store |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | Lucky 7 Fair Deal Grocery |
| Size: | 62,754 sq.ft. |
| Zoning: | Commercial |

| | | | |
|------------------|---|-----------------------|--|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | - |
| Sewer: | - | Lot Feat: | City Lot, Corner Lot, Open Lot, Paved, Private |

Inclusions: Cash register, Copy (Fax) Machine, Telephone, Glass Show Case (Front Counter), Counter (Large Main Front), Microwave, Meat Glass top Chest freezers, Vegetables Glass top Chest Freezer, Double Glass Door Black Freezer, Three Door Glass Front white freezer, Two Chest Freezers small, Walk in cooler with 6 glass doors, Glass Door Cooler with 5 doors, Two Coke Display Rack, Large Chest Freezer, Five Section Wall display, Small Ice freezer, Two Glass Bong Display, Security System (Singh Security), Built in Office Desk, Walk in Freezer, Meat Band Saw, Sealing Machine, Small Scale, Label Printer, Wire Display Rack (small), Chips Display Rack, Two Candy Display Rack, Greeting Card Display Rack, Three Adjustable Isle Shelving (by row). Note: Value is estimated replacement cost only, this is not a resale value.

Exceptional opportunity to own a well-established convenience store with a potential to establish a fine Butcher on the side. Strategically positioned in a prime location Memorial Drive and 68 Street, Marlborough Park, with high foot traffic, surrounded by dense residential neighborhoods and mixed commercial developments. The store offers an optimal retail space of 2171 square feet at a reasonable rental rate. Call your favorite Realtor today!!