



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**MLS # A2189319**

**Calgary, Alberta**



**\$447,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Convenience Store, Gift Shop, Variety
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	5,070 sq.ft.
<b>Zoning:</b>	-

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Inclusions:** Asset list to be attached to the offer to purchase

GIFT STORE/DOLLAR STORE/CONVENIENCE STORE for sale a high-traffic mall in Calgary with excellent foot traffic. Monthly rent including CAM, marketing and utilities is \$25,000. There's additional revenue potential with the introduction of a debit machine, Bitcoin machine, lottery services, and money transfers. Please Note: Do not approach staff or visit the business without scheduling an appointment. Inquire today to learn more and take the next step in your business journey!