

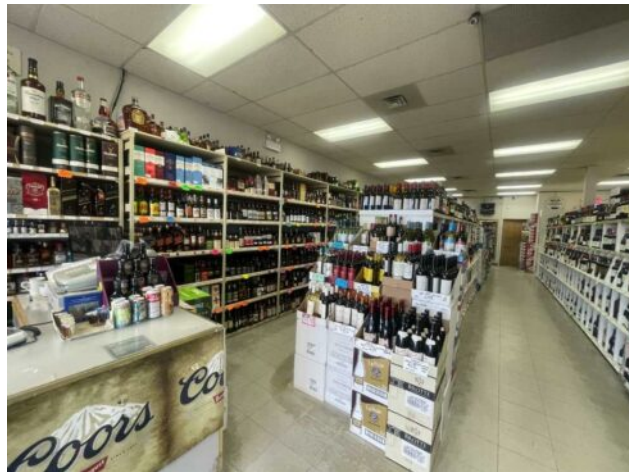


GRASSROOTS
REALTY GROUP

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MLS # A2195663

Calgary, Alberta



\$438,000

Division: Calgary
Type: Business
Bus. Type: Liquor Store
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,837 sq.ft.
Zoning: M-H1d320h21

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Metal Frame, Stucco, Wood Frame	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Business assets, leasehold improvement, coolers, cash registers, shelving, surveillance cameras.		

This is excellent opportunity to own this very successful liquor store with high sales volume of with current owner. Prime SW location, very busy Shopping Centre and wide range of residential communities surrounding with established and loyalty customers for many years. High selection of beer, wine, and alcohol - spirits, very functional set up of cooler system. After 31 years successfully running this well-established liquor store at the same location, the seller decided to retire. Lease premises: 1,837 sq.ft. Current Rent and Additional Rent = \$10,668.72/month. Basic Net Rent: \$6,888.75 (\$45/sq.ft) from December 1, 2023 to November 30, 2025. \$7,041.83 (\$46/sq.ft) from December 1, 2025 to November 30, 2028. Lease with option to renew for further 5 years term. Financial statements will be provided to qualified prospective buyer after viewing, who is interested and willing to proceed further with an offer. Annual Gross sale: Year 2020: \$1,740,320, Year 2021: \$1,555,189, Year 2022: \$1,430,999, Year 2023: \$1,355,155. INVENTORY IS NOT INCLUDED IN BUSINESS PURCHASE PRICE (current inventory is approx. \$400,000.00). For showing and address to be provided only after signing confidential agreement.