

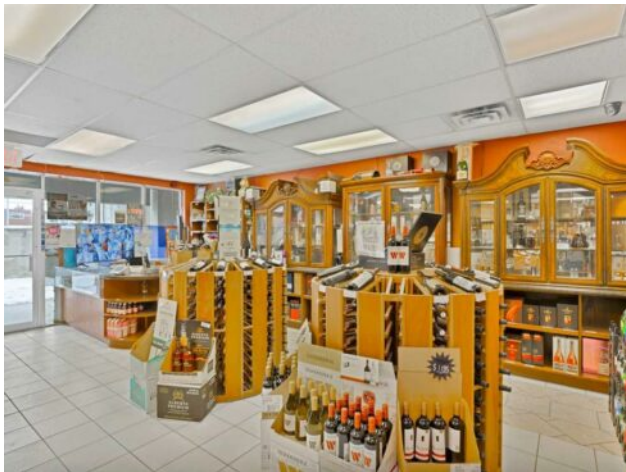


GRASSROOTS
REALTY GROUP

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1805 14 Street SW
Calgary, Alberta

MLS # A2197078



\$99,000

Division: Bankview

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,463 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

****Prime Opportunity! Own a Thriving Liquor Store in Calgary's Trendy 17th Ave District**** ****Location:**** 1805 14 St SW, Calgary, AB – Nestled in the heart of upscale, vibrant 17th Ave SW, this liquor store enjoys an unbeatable position amid bustling eateries, chic boutiques, and a thriving residential community. Surrounded by popular bars, restaurants, and nightlife hotspots, the location guarantees consistent foot traffic and unparalleled commercial potential. ****Ideal for Upscale Clientele:**** Cater to a discerning demographic of high-income earners who value quality and convenience. The affluent surrounding neighborhoods are filled with residents who appreciate premium wines, craft beers, and specialty spirits, making this store a go-to destination for those seeking to indulge in life's finer pleasures. ****Prime Visibility & Accessibility:**** High-profile storefront with easy walkability, bike access, and proximity to transit ensures maximum exposure. Whether patrons are strolling from nearby apartments, dining out, or exploring the area's lively scene, your business will capture their attention. ****Lease Flexibility & Stability:**** Benefit from a current favorable lease with a landlord open to negotiating ****long-term terms**** tailored to your success. Secure your future in this coveted location with confidence. ****Growth-Ready Business:**** Step into a turnkey operation with an established customer base and room to expand. Capitalize on trends like curated craft selections, exclusive tastings, or seasonal promotions to elevate revenue. The possibilities are endless in this dynamic neighborhood. ****Your Entrepreneurial Journey Starts Here:**** Don't miss the chance to own a thriving business in one of Calgary's most desirable districts. Whether you're a seasoned entrepreneur or pursuing your first venture, this is your

gateway to independence in a lucrative, high-demand industry. ****Act Now – Limited Opportunity!**** Contact us today to schedule a viewing and explore how you can leverage this prime location, loyal clientele, and growth potential to build your legacy. ****Key Features:**** - Prime 17th Ave SW location with unbeatable foot traffic - Upscale residential and commercial surroundings - Flexible long-term lease options - High-visibility storefront with easy access - Turnkey business ready for immediate success Seize this rare chance to become your own boss in Calgary’s most iconic neighborhood—where lifestyle meets profitability! ****Contact us now to learn more and secure your future!****