



GRASSROOTS
REALTY GROUP

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**104, 743 Railway Avenue
Canmore, Alberta**

MLS # A2207594



\$349,900

Division: Town Centre_Canmore

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 942 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Profitable UPS Store for Sale! A rare opportunity to own a recession-proof business with No Direct Competition! Are you looking for a profitable, easy-to-manage business in a prime location? This well-established UPS Store in Canmore is the only one serving Canmore, Banff, and surrounding areas which make it an essential business for travelers, local residents, professionals, and business owners who need reliable shipping and document services. This wonderful business was established 25 years ago, and the current owner managing it since 2017, offering shipping services, mailbox rentals, printing & faxing, paper shredding, and other marginal services to generate a steady revenue. Easy to operate and ideally 1.5 person to manage the daily operation to save employment cost. Perfect location in the entry of the town centre with maximum exposure so don't need much advertisement, and it is a turn-key business! With e-commerce and remote work increasing demand for shipping and mailing services, and there is huge potential to expand the business. This is a rare opportunity to own a thriving business with minimal competition and strong community demand. Serious inquiry only. Please don't visit the store and associate with employees! Please sign the attached Confidentiality Agreement in Supplements.