

SALE/LEASE

±3,081 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



BUSINESS ASSET SALE

#270, 2971 – 136 Ave, Calgary, AB

FULLY STOCKED LIQUOR STORE BUSINESS

Property Highlights

- Situated in a bustling area, the store benefits from high foot traffic and proximity to various retail shops, single-family homes, and multi-unit buildings, enhancing its customer base
- Nearby establishments, including medical centers, pharmacies, and convenience stores, contribute to a steady flow of potential customers
- Turnkey Liquor Store
- Walk-In Coolers
- Ample On-Site Parking

Contact

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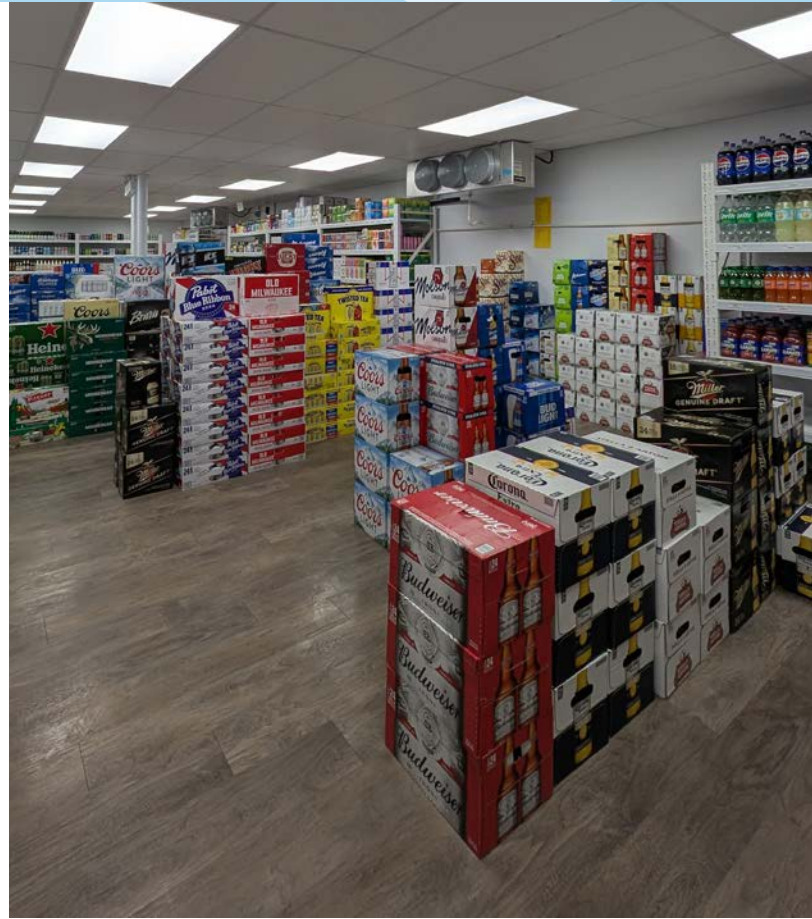


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SALE/LEASE

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Property Information

Municipal Address: #270, 2971 - 136 Ave, Calgary, AB

Legal Address: LOT 12 BLOCK 7 PLAN 181 1431

Size: 3,081 Sq. Ft. (+/-)

Parking: Scramble parking

Neighbourhood: Sage Meadows

Possession: Immediate/negotiable

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Purchase Price: \$285,000.00 *Business Asset Sale

Lease Rate: \$38.00/Sq. Ft.

Op Costs: \$18.85/Sq. Ft.

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