

# \$438,000 - N/A, Calgary

MLS® #A2195663

**\$438,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

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. Hugh 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.

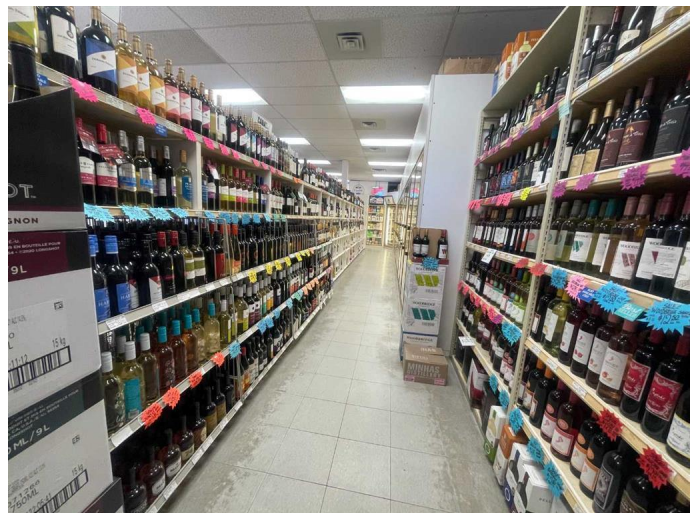
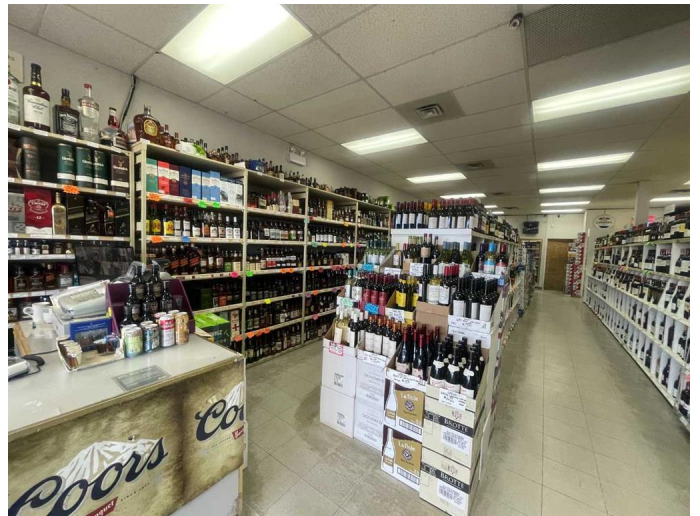
Financial statements will be provided to qualified prospective buyer after viewing, who is interested and willing to proceed further with an offer.

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.

Built in 1987



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2195663   |
| Price      | \$438,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1987       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |         |
|-------------|---------|
| Address     | N/A     |
| Subdivision | N/A     |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |

## Exterior

|              |                                 |
|--------------|---------------------------------|
| Construction | Metal Frame, Stucco, Wood Frame |
|--------------|---------------------------------|

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 16th, 2025 |
| Days on Market | 204                 |
| Zoning         | M-H1d320h21         |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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