

# \$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.

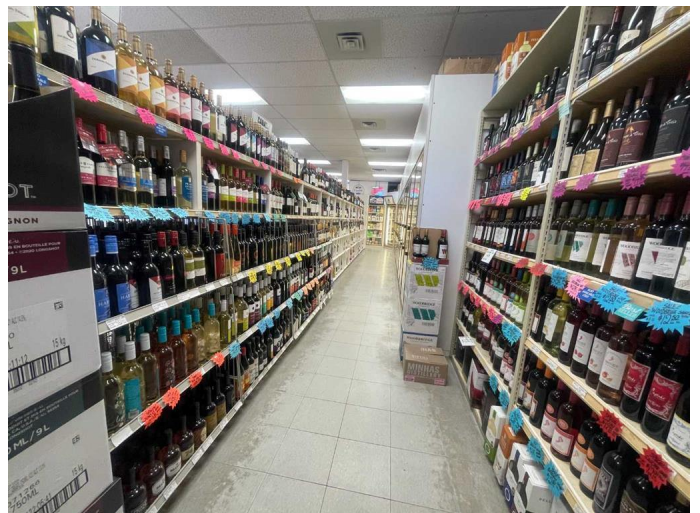
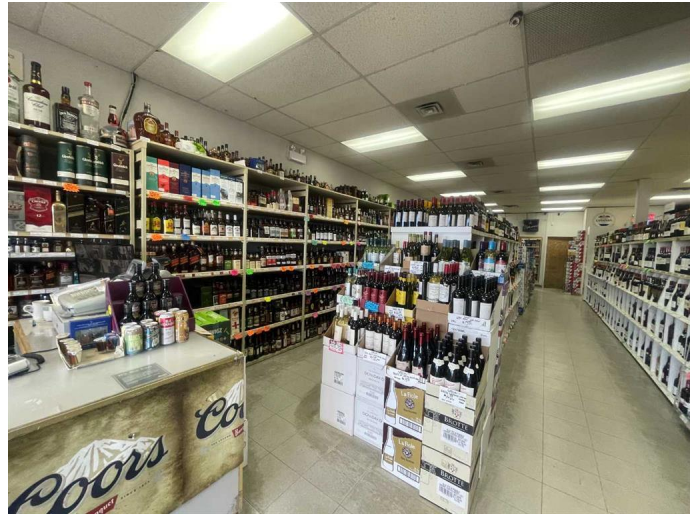
Financial statements will be provided to qualified prospective buyer after viewing, who is interested and willing to proceed further with an offer.

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	Wood Frame, Metal Frame, Stucco
--------------	---------------------------------

## Additional Information

Date Listed	February 16th, 2025
Days on Market	141
Zoning	M-H1d320h21

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.