

# \$129,900 - 123, 123 36 Street Ne, Calgary

MLS® #A2208437

**\$129,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

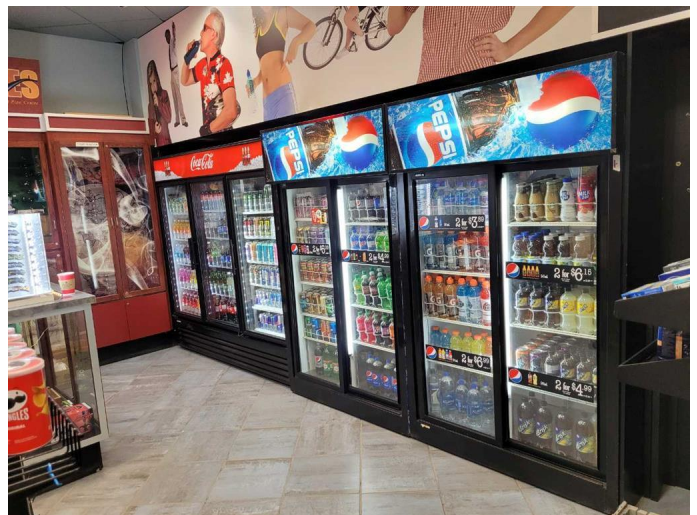
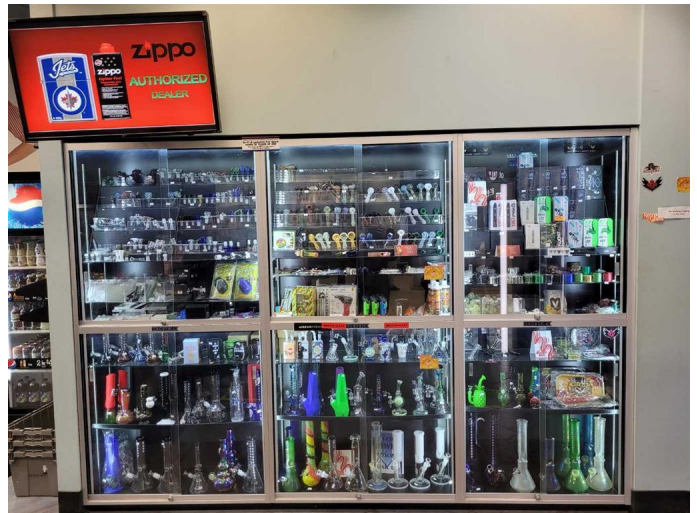
Marlborough, Calgary, Alberta

Discover This Prime Investment Opportunity in Calgary! This well-established franchise store, with over 20 years of profitable operations, is now available for you. This is not just a convenience store—it's your gateway to financial success! Key Highlights: Lottery Sales: Approx. \$1 Million annually || Merchandise Sales: \$422,000+ (60% from Cigarette Sales) || Exclusive Products: High-margin items like hunting knives, Zippo lighters, cigars, bongos, and rolling papers, not found in other stores || Support System: Benefit from selected vendors and ongoing support from the franchise head office || Low Monthly Rent: \$5,400, including utilities (water, electricity, and heating) || Lease: 4 years remaining, with an option to renew || Free Parking: Available for customers || Operational Simplicity: Easily managed by one owner-operator and one part-time employee || Immediate Profitability: Start making money from day one! This is a rare chance to step into a thriving business and embark on your journey as an independent business owner. Don't miss out—act quickly to make this successful franchise yours today!

Built in 1990

## Essential Information

MLS® #	A2208437
Price	\$129,900



Bathrooms	0.00
Acres	0.00
Year Built	1990
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	123, 123 36 Street Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1Y4

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	30
Zoning	mc-1

### Listing Details

Listing Office	TrustPro Realty
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