

**MLS # A2217328**
**Calgary, Alberta**

**\$149,990**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Liquor Store
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,076 sq.ft.
<b>Zoning:</b>	-

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Profitable Liquor Store for Sale & Turnkey Opportunity! Business Sale Only (Inventory will be extra 150-180k) Seize the chance to own a well-established and highly visible liquor store in a high-traffic location. This turnkey business is ideal for both first-time buyers and experienced operators looking to expand their portfolio. Key Highlights: • Strong Sales & Loyal Customer Base: Consistent revenue with a solid base of repeat customers and walk-in traffic. • Prime Location: Situated in a busy commercial area with excellent exposure, ample parking, and easy access. • Well-Stocked & Organized: Clean, well-maintained store layout with a wide selection of wines, spirits, beer, and coolers. • Efficient Operations: Streamlined systems in place, including POS, inventory management, and security. • Growth Potential: Room to expand product offerings, introduce delivery services, or extend hours to boost sales. • Support Available: The current owner is willing to provide training for a smooth transition. Whether you're looking to run a hands-on operation or add a passive income stream, this liquor store offers excellent value and future growth potential. Serious inquiries only. NDA required for financials!