

**MLS # A2269122****Calgary, Alberta****\$199,000****Division:** Calgary**Type:** Business**Bus. Type:** Liquor Store**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,531 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** ASSET LIST TO BE PROVIDED BEFORE CLOSING

Discover an exceptional opportunity to own a modern liquor store in one of Calgary's vibrant and growing communities! This beautifully built features a sleek, contemporary design with custom shelving and a thoughtfully curated layout that highlights an impressive selection of spirits, wines, and craft beverages. The elegant wine section showcases premium and high-end labels, catering perfectly to discerning customers and wine enthusiasts. Designed for convenience and aesthetic appeal, this store is positioned to become a local favorite and a go-to destination for residents and visitors alike. The lease includes operating costs, making it an ideal turnkey investment. Contact your Realtor today to schedule a private viewing and learn more. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.