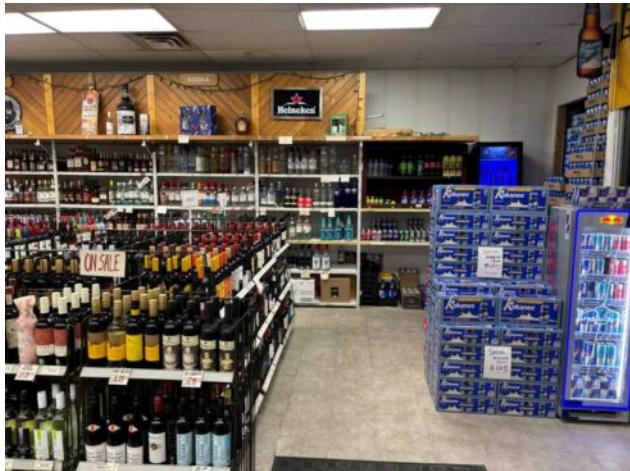


**428 16 Avenue NE
Calgary, Alberta**

MLS # A2275475

\$179,800



Division: Winston Heights/Mountview

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,416 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: seller to provide asset list

Welcome to this well-established retail liquor store, proudly owned and operated by the same owner for over 20 years. Ideally located along the major corridor of 16th Avenue, the store benefits from excellent visibility and exposure to tens of thousands of vehicles passing by each week. This well stocked 2,416 sq. ft. premises is situated within a small neighborhood plaza anchored by sit-down and quick-service restaurants, creating steady foot traffic. The store also offers the convenience of seven dedicated parking stalls for its loyal customer base. Just minutes from Edmonton Trail, the location is surrounded by numerous business types, dense apartment buildings and mature residential neighborhoods, providing a strong and consistent customer base. The lease is attractively priced at \$9,000 per month, including operating costs, with three years remaining and an option to renew for an additional five years. This easy-to-manage business is ideal for a dual or family operation, with both in-store retail and an established online platform already in place. There is further growth potential through liquor delivery services. Step into ownership and be your own boss today.