

**MLS # A2277825**
**Calgary, Alberta**

**\$249,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Liquor Store
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,878 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** The vendor will provide an equipment list.

**Investment Opportunity:** Profitable Turnkey Liquor Store. This well-established liquor store is now available for purchase. The sale includes the business assets, with inventory valued separately. The store occupies 1,878 square feet and maintains a high gross profit margin between 24% and 27%. The base rent of \$30 per square foot is highly competitive compared to other major shopping centres. Operating costs include all utilities except for electricity. The current lease is secure until May 2029, with an additional five-year renewal option. Located in a high-traffic area, the business benefits from a loyal customer base and a clean, modern facility. There is significant potential to increase revenue by extending the current operating hours. Staying open until 2 am would allow the owner to capture high-margin late-night sales from existing regular hours(Monday - Thursday: 10:00 am - 9:00 pm, Friday - Saturday: 10:00 am - 9:30 pm, Sunday: 10:00 am - 8:30 pm). Further growth can be achieved by introducing delivery services or expanding the product selection. The current owner will provide full training to ensure a smooth transition for the buyer. Serious inquiries only.