

**MLS # A2154512**
**Calgary, Alberta**

**\$199,900**

<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>	1,550 sq.ft.
<b>Zoning:</b>	commercial

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All equipment and furnishings used in daily operation of the liquor business

**BUSINESS ONLY.** Last year sales over \$950k. This well-established liquor store is strategically positioned at a high-traffic intersection off 17 Ave and Stoney Trail, making it an exceptional investment opportunity. With its prime location, the store enjoys excellent visibility and accessibility, attracting a steady stream of customers from the bustling surrounding area. This liquor store carries high end to many varieties of selection of liquor throughout the store. Inventory is not included in the price. Excellent opportunity to open up your own business and be your own boss. Don't miss out on this great opportunity! All tours by appointment only. Please DO NOT approach staff.