

**123 Discount Avenue SW
Calgary, Alberta**

MLS # A2180757



\$298,888

Division:	NONE
Type:	Business
Bus. Type:	Books/Cards/Stationary,Candy/Cookie,Convenience Store,Food & Beverage
Sale/Lease:	For Sale
Bldg. Name:	Premium Shopping Centre
Bus. Name:	Turnkey Franchise Opportunity: Profitable Party & Convenience Store in Calg
Size:	5,030 sq.ft.
Zoning:	C-R3

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Street Lighting

Inclusions: Included in sale all furnishings, racking/shelving, signage, marketing materials, technology hardware. Preliminary List to be shared with agent upon signing an NDA and updated list at time of sale.

THRIVING BUSINESS for Sale in a PRIME Shopping Centre in CALGARY. This **ESTABLISHED** Canadian **FRANCHISE - PARTY** and **CONVENIENCE STORE** offers an exciting opportunity to step into a **PROFITABLE**, community-loved venture. **ASSET SALE** - Established Since 2017 - 8 years - Gross Revenue \$1.092M - Cash Flow \$100K - 3 Full-time and 3 Part-time Staff. • **PROVEN** Franchise Model: Benefit from a well-known brand with strong market recognition and ongoing franchisee support. • **DIVERSE** Revenue Streams: Offers a wide range of products, including party supplies, balloons, decorations, snacks, beverages, and every day (discount) convenience items. • **PRIME** Location: Situated in a high-traffic area with excellent visibility and steady foot traffic from the surrounding neighborhood and businesses. • **TURNKEY** Operation: Fully equipped with trained staff, modern POS systems, and established supplier relationships—ready for you to take over seamlessly. • **GROWTH** Potential: Expand product offerings, introduce delivery services, or enhance marketing efforts to further increase revenue. • **STRONG** Financials: Consistent revenue with room for growth. • **LOYAL** Customer Base: A go-to destination for party planners and daily essentials. • **FRANCHISE** Support: Comprehensive training and marketing resources to ensure your success. • **WORK-LIFE** Balance: Flexible operations with a well-structured team in place. Perfect For Aspiring entrepreneurs, seasoned business owners, or anyone looking to invest in a proven business model with strong community ties. Don't miss your chance to own a successful franchise in Calgary! **NOTE: FRANCHISE ASSET SALE, INVENTORY EXTRA, Franchise agreement and property sublease to be assumed by new business**

owner. Inquire today to learn more and make this exciting business your own. Serious inquiries only - Financial details available upon REQUEST with a REQUIRED SIGNED NDA.