

**MLS # A2188606**
**Calgary, Alberta**

**\$224,900**

<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>	1,050 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:** All equipment and furnishings used in daily operation of the liquor store business.

Great opportunity to run an established and profitable liquor store. Excellent location close to University of Calgary. Busy shopping center serves the entire neighborhood including several high rise buildings. Easily accessible and ample parking. This store has recently downsized to make rent more attractive. Newer flooring, shelving and lighting added. Great margins due to limited competition in the immediate area. Total rent including operating costs & utilities is \$6998.