

**103, 136 17 Avenue NE**  
**Calgary, Alberta**

**MLS # A2236141**



**\$60,000**

<b>Division:</b>	Tuxedo Park
<b>Type:</b>	Business
<b>Bus. Type:</b>	Hardware,Hobby,Mixed,Other,Recreation ,Retail ,Sporting Goods ,Variety,Wh
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	18Plus Airsoft & Knife
<b>Size:</b>	809 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:** shelves, showcases, advertising monitor, cargo racks, maple cash desk, display suit of armor, Rolco roll shutters windows and door

Profitable Specialty Retail Business in Calgary Central Location. Rare opportunity to acquire a well-established and profitable retail store located in a high-traffic central area. This is the only specialty shop in the region focused on major brand knives, airguns, and optical equipment (including scopes, red dot sights, and related accessories etc). Consistent sales growth over the past 3 years. Turnkey operation &dash; easily managed by one person (owner or staff). Efficient hybrid model combining both online and brick-and-mortar retail sales. Designated owner/staff parking plus ample free street parking for customers. Private washroom inside the unit for added convenience. Very LOW gross rent of only \$1,798/month, with all utilities included. \$10,000 worth of Rolco roll shutters installed on windows and door for enhanced security. Air-conditioned unit for year-round comfort. 3 years remaining on the current lease with option to renew. This is a simple-to-run, high-potential business with a solid customer base and strong growth trends. Perfect for an entrepreneur looking for a growing secure niche market. Don&rsquo;t miss out on this exciting opportunity!