

**224, 321 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2186605**



**\$90,000**

<b>Division:</b>	Downtown Commercial Core
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Candy/Cookie, Convenience Store, Food & Beverage , Mixed, Retail , Variety
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Intact Place
<b>Bus. Name:</b>	INS MARKET
<b>Size:</b>	511 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>	-
<b>Inclusions:</b>	As Per Equipment List		

Located in the prestigious Intact Place at the heart of downtown Calgary, this exceptional business opportunity offers a prime location with unparalleled accessibility. Centrally situated, the store benefits from three direct connections to adjacent buildings via the Plus 15 network, ensuring consistent foot traffic and a steady customer base. This INS Market Franchise is a well-established convenience and Lotto store, providing a wide range of products, including lottery tickets, tobacco, groceries, and much more. The business is perfectly suited for an entrepreneur seeking a turnkey operation with a loyal customer base. Total Monthly rent is \$ 2695.54 including utilities and common area costs. Prospective buyers are required to sign a confidentiality agreement before receiving detailed information. Comprehensive training will be provided to ensure a smooth transition for the new owner. Please note that all viewings are strictly by appointment only, and we kindly request that you do not approach the staff directly. This is a rare opportunity to acquire a thriving business in one of Calgary's most desirable downtown locations!