

**MLS # A2201857**

**Calgary, Alberta**



**\$120,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Liquor Store
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,582 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>	Asset List to be provided before closing		

This is a fantastic opportunity to acquire a well-established liquor store serving the vibrant Foothill community in Calgary. With over 19 years of operation and the current owners having successfully run the business since 2023, this turnkey operation is ready for a new owner to take it to the next level. Current Lease: Expiring August 2025, with an option for a 5-year renewal. Established Business: Serving the local community for nearly two decades with a loyal customer base. Potential for Growth: Perfect for an entrepreneur looking to step away from the 9-to-5 grind and take control of their future. Don't miss out on this incredible chance to be your own boss in a growing and profitable industry. Please note: To ensure privacy, do not approach staff or visit the premises without scheduling an appointment in advance. Inquire today for more details!