



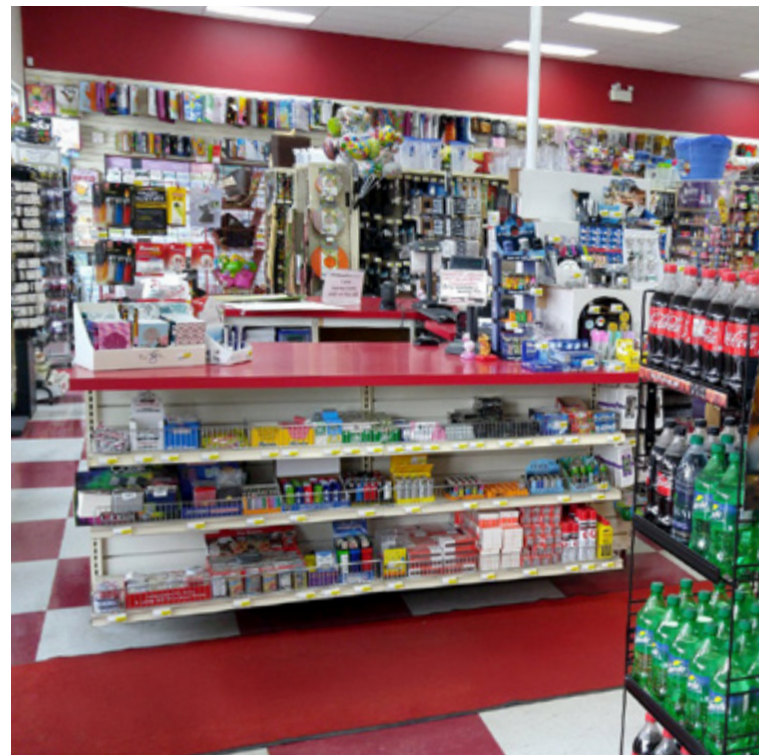
2335 162 Avenue SW, Calgary AB

Turnkey Dollar Store with easy access to Stoney Trail

PROPERTY DETAILS

Asking Price	\$175,000 (Incl. Inventory)
Unit Size	5,210 SF
Lease Term	Expires December 31, 2028
Current Rent	Ask Associate
Op Costs	\$18 PSF (Est. 2025)
Zoning	C-C2

- Turnkey Variety Store
- High Traffic Location – Positioned in SW with up to 20,000 vehicles/day
- Grocery-Anchored Shopping Centre – Co-tenants include Sobeys, Scotiabank, 7-Eleven, Sobeys Liquor, Personal Care, Nail Salon, Cell Phone Service, Drycleaner, Pub, H&R Block and Multiple National Food & Beverage Businesses
- Pedestrian-Friendly Design – Features walkable pathways and inviting common areas
- Strong Local Customer Base – Serving multiple desirable SW Communities
- Excellent opportunity for an owner-operator or investor in a desirable retail corridor



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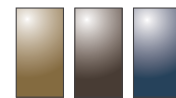
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
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Franchise Business Assets For Sale

2335 162 Avenue SW | Calgary AB

Established Dollar Store in Grocery-Anchored Centre



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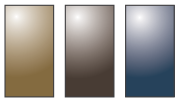
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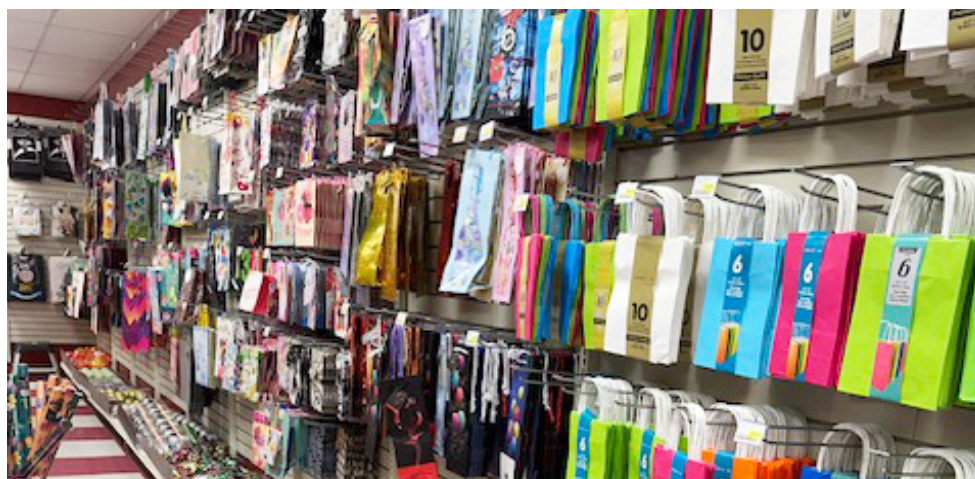
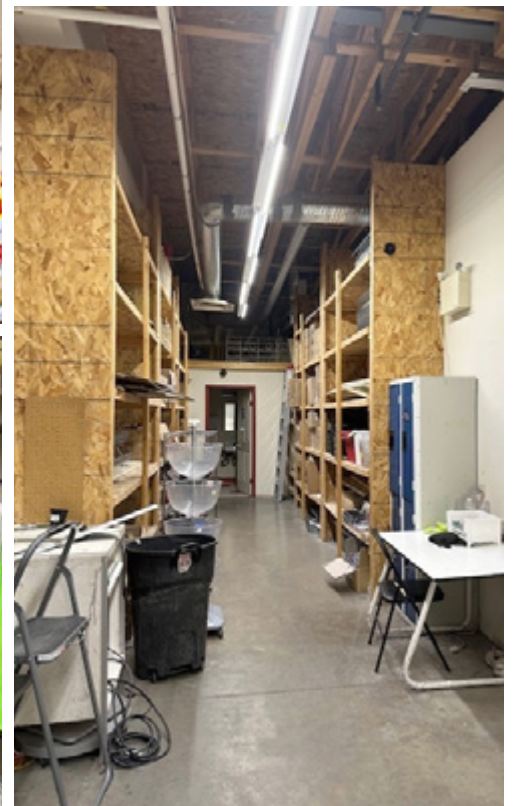


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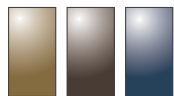
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For more information, please contact one of our associates.

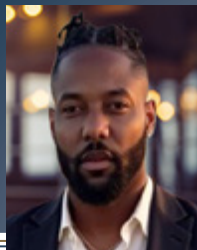
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