



Southwest Calgary, Alberta

Turnkey Variety Store with easy access to Stoney Trail

PROPERTY DETAILS

Asking Price	\$175,000
Unit Size	5,210 SF
Lease Term	Expires December 31, 2028
Current Rent	Ask Associate
Op Costs	\$18 PSF (Est. 2025)
Total Monthly Rent:	New Lease Agreement and Terms TBD
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 Banks, Convenience Store, Liquor Store, Personal Care, Nail Salon, Cell Phone Service, Drycleaner, Pub, Tax Service 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 high-demand retail corridor



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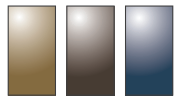
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Business Assets For Sale

Desirable SW Community close to Stoney TR | Calgary AB

Established Variety Store



Blackstone



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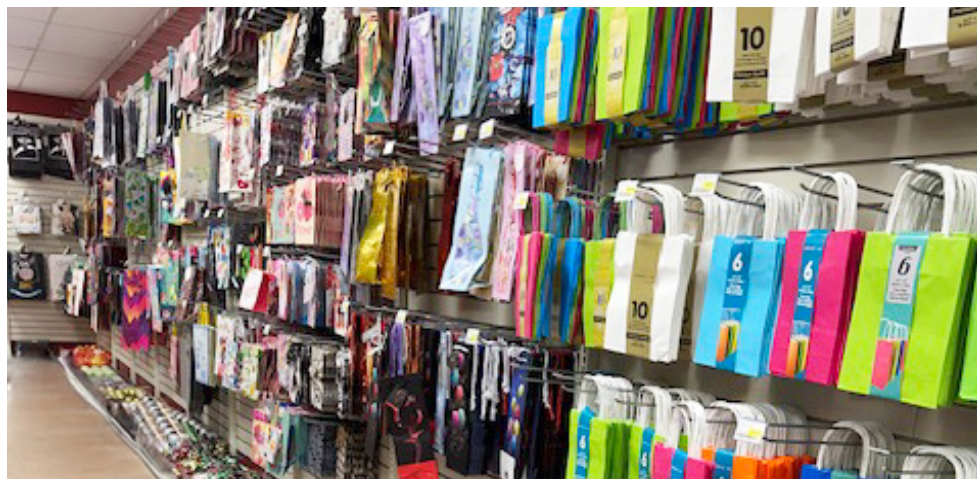
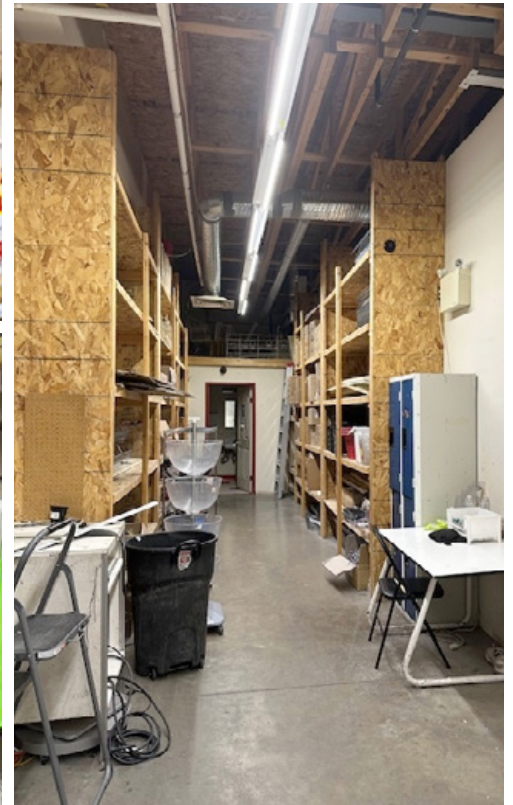
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For more information, please contact one of our associates.

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