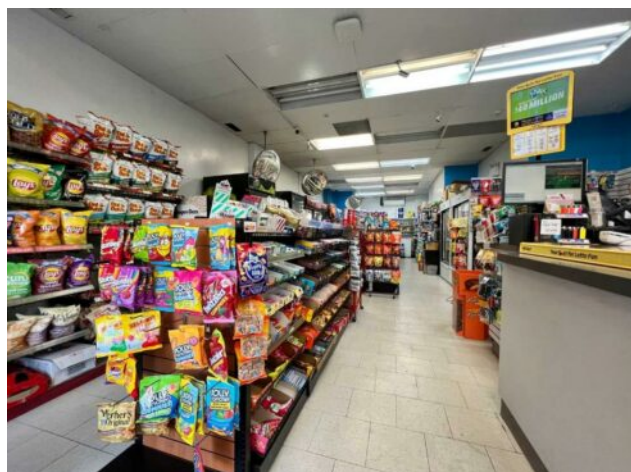


123 Grocery Avenue  
Calgary, Alberta

MLS # A2225097



## \$139,900

|             |            |
|-------------|------------|
| Division:   | Beltline   |
| Type:       | Retail     |
| Bus. Type:  | -          |
| Sale/Lease: | For Lease  |
| Bldg. Name: | -          |
| Bus. Name:  | -          |
| Size:       | 970 sq.ft. |
| Zoning:     | -          |

|             |     |
|-------------|-----|
| Heating:    | -   |
| Floors:     | -   |
| Roof:       | -   |
| Exterior:   | -   |
| Water:      | -   |
| Sewer:      | -   |
| Inclusions: | N/A |

|                |   |
|----------------|---|
| Addl. Cost:    | - |
| Based on Year: | - |
| Utilities:     | - |
| Parking:       | - |
| Lot Size:      | - |
| Lot Feat:      | - |

One of the best locations in Calgary to run your business in a busy street with traffic signals, pedestrian crossings, bus stops, popular shops, cafes, restaurants, and pubs to attract more foot traffic. Surrounded by many offices, condos and rental apartments to keep the revenue steady. Situated in the main level of a high-rise building and there are repeat customers from upstairs to support a local business. Awesome exposure! Easy to manage! Low rent and low utilities! Lots of potential if you can stock more and open late. Great value. Don't miss this golden opportunity. Please respect the business & do not visit without a prior appointment.