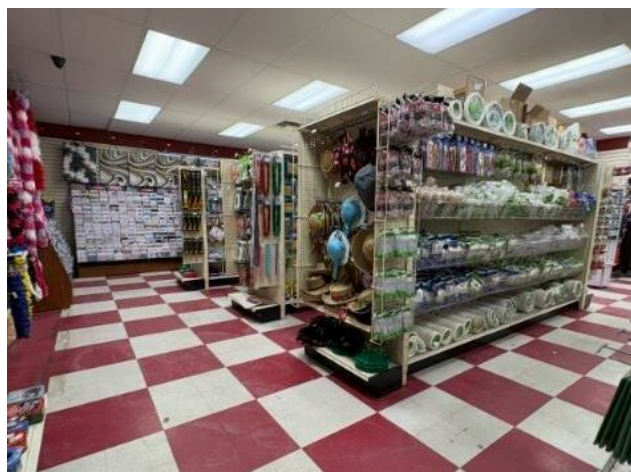


**123 Dollar Store Branch SW
Calgary, Alberta**

MLS # A2275000



\$100,000

Division:	South Calgary
Type:	Business
Bus. Type:	Arts and Entertainment,Decorator,Gift Shop ,Hobby,Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	5,210 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: All inventory, shelving, fixtures, displays, and business equipment necessary for ongoing operations. Lease amount includes Opt costs

Dollar store business operating since 2005, located in a large, detached retail space of over 5,000 sq. ft. within a busy commercial plaza surrounded by multiple anchor tenants and positioned near major roadways, offering strong exposure and accessibility. This is an opportunity for a buyer to take over and reposition the existing business or leverage the large-format space for their own retail concept, subject to landlord approval. The property benefits from consistent traffic driven by neighbouring anchors. The sale includes inventory and existing store fixtures. The premises are located in a professionally managed commercial complex. Ideal for an experienced operator or retailer seeking a large footprint in a proven retail location with upside through operational improvements or rebranding.