

**123 Business  
Calgary, Alberta**

**MLS # A2143618**

# \$119,000



<b>Division:</b>	Meadowlark Park
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Candy/Cookie, Convenience Store, Mixed, Retail
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	488 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>	As Per Equipment List		

Discover a lucrative business opportunity in one of Calgary's busiest malls! Take charge and become your own boss by owning this profitable Sheffield Express Franchise, a well-established convenience and cigar store. Boasting great visibility and accessibility, the location comes with ample parking to accommodate a steady flow of customers. The main business offerings include lottery tickets, tobacco products, groceries, bongos, cigars, lighters, and much more, catering to a wide range of customer needs. To protect the integrity of the business, prospective buyers are required to sign a confidentiality agreement prior to receiving any detailed information. Rest assured, full training will be provided to ensure a seamless transition and the continued success of the franchise. All viewings are strictly by appointment only, and we kindly request that you do not approach the staff directly. Seize this chance to step into a thriving business with excellent potential for growth!