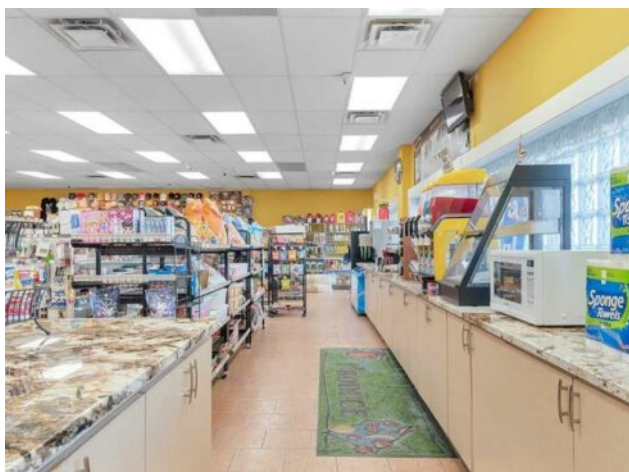


MLS # A2178252

Calgary, Alberta

\$2,900,000



| | |
|--------------------|---|
| Division: | Calgary |
| Type: | Retail |
| Bus. Type: | Auto Service, Food & Beverage , Gas Station , Grocery |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 3,150 sq.ft. |
| Zoning: | C-N2 |

| | | | |
|------------------|----------------------|-----------------------|-----------------------|
| Heating: | Make-up Air | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | Flat, Rolled/Hot Mop | Utilities: | Cable Internet Access |
| Exterior: | - | Parking: | - |
| Water: | Public | Lot Size: | 0.27 Acre |
| Sewer: | Public Sewer | Lot Feat: | - |

Inclusions: ALL SHELIVING, ALL COOLERS , COFFEE MACHINES , PIZZA WARMER , ALL PUMPS , ROOFTOP HEATING SYSTEM, SECURITY CAMRAS AND EQUIPMENT , LIST WILL BE PROVIDED

Turn key operation!!! Land , building and business included , this location and owners been operating this location for many years , all the improvements been improved to serve the community , from inside of the building , to replacement of all built in coolers , counter tops (Granite) raised front counter , all shelving , fibreglass Gas tanks The location is ideal for anyone looking to invest in a thriving business with a solid customer base. The well-maintained premises, combined with a longstanding reputation for excellent service, make this a unique opportunity. Whether you're an experienced entrepreneur or new to the business world, the potential for growth and profitability here is immense. Don't miss out on this chance to be a part of a vibrant community and a successful business operation. (Granite) raised front counter , all shelving , fibreglass Gas tanks . You will not be disappointed .