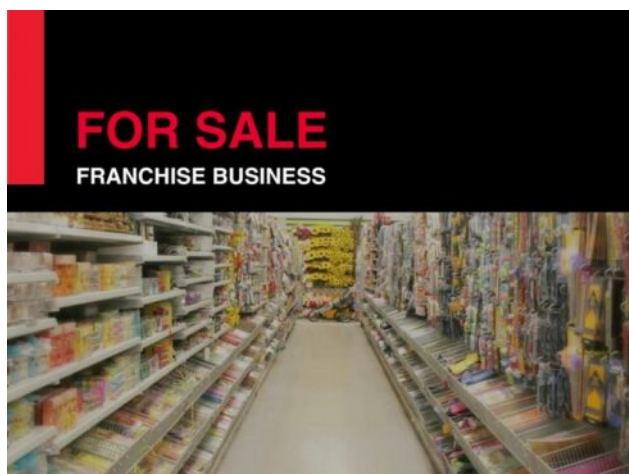


123 Discount Avenue SW
Calgary, Alberta

MLS # A2180757



\$298,888

Division:	NONE
Type:	Business
Bus. Type:	Books/Cards/Stationary,Candy/Cookie,Convenience Store,Food & Beverage
Sale/Lease:	For Sale
Bldg. Name:	Premium Shopping Centre
Bus. Name:	Turnkey Franchise Opportunity: Profitable Party & Convenience Store in Calg
Size:	5,030 sq.ft.
Zoning:	C-R3

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

Inclusions: Included in sale all furnishings, racking/shelving, signage, marketing materials, technology hardware. Preliminary List to be shared with agent upon signing an NDA and updated list at time of sale.

THRIVING BUSINESS for Sale in a PRIME Shopping Centre in CALGARY. This ESTABLISHED Canadian FRANCHISE - PARTY and CONVENIENCE STORE offers an exciting opportunity to step into a PROFITABLE, community-loved venture. ASSET SALE - Established Since 2017 - 8 years - Gross Revenue \$1.092M - Cash Flow \$100K - 3 Full-time and 3 Part-time Staff. • PROVEN Franchise Model: Benefit from a well-known brand with strong market recognition and ongoing franchisee support. • DIVERSE Revenue Streams: Offers a wide range of products, including party supplies, balloons, decorations, snacks, beverages, and every day (discount) convenience items. • PRIME Location: Situated in a high-traffic area with excellent visibility and steady foot traffic from the surrounding neighborhood and businesses. • TURNKEY Operation: Fully equipped with trained staff, modern POS systems, and established supplier relationships—ready for you to take over seamlessly. • GROWTH Potential: Expand product offerings, introduce delivery services, or enhance marketing efforts to further increase revenue. • STRONG Financials: Consistent revenue with room for growth. • LOYAL Customer Base: A go-to destination for party planners and daily essentials. • FRANCHISE Support: Comprehensive training and marketing resources to ensure your success. • WORK-LIFE Balance: Flexible operations with a well-structured team in place. Perfect For Aspiring entrepreneurs, seasoned business owners, or anyone looking to invest in a proven business model with strong community ties. Don't miss your chance to own a successful franchise in Calgary! NOTE: FRANCHISE ASSET SALE, INVENTORY EXTRA, Franchise agreement and property sublease to be assumed by new business

owner. Inquire today to learn more and make this exciting business your own. Serious inquiries only - Financial details available upon REQUEST with a REQUIRED SIGNED NDA.