

# \$299,900 - 123 Two Major Busy Streets Drive Se, Calgary

MLS® #A2101659

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.44 Acres

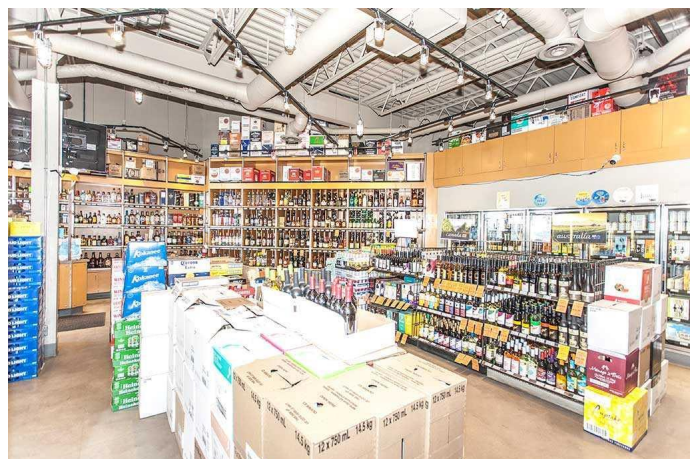
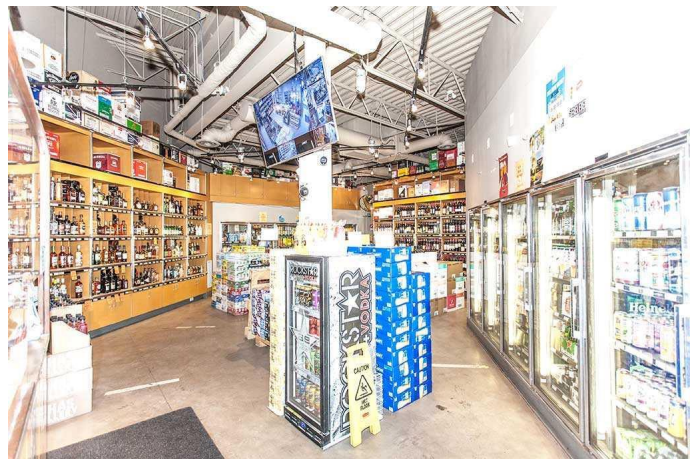
Forest Heights, Calgary, Alberta

Opportunity knocks! The very PROFITABLE liquor store in SE of Calgary is for sale. The well-established liquor store is next to 7-Eleven and National Band Gas Station. This corridor commercial ( C-COR2) zoned store is also on the corner of two major busy traffic routes. This store has been running a liquor sale business in the same location for the past 21 years. The current owner has brought up the annual sales to \$885,000 in just two years. The basic rent is \$3,375/month. The tenant pays the heat for an average of \$100/month. The tenant pays property tax of about \$20,000 per year. The water and electricity are included in the basic rent. The sturdy and good-looking racks. Huge selection of beer coolers. Serving a wide range of its surrounding communities. Current business hours are from 10 am to 10 pm Monday through Saturday. 10:30 am to 9 pm on Sunday. It will boost your revenue if you choose to run a little longer like other liquor businesses. This business is perfect for an investment or a young couple. Please don't approach the staff. Viewing by Appointment only.

Built in 1996

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2101659  |
| Price  | \$299,900 |



|            |            |
|------------|------------|
| Sold Price | \$290,000  |
| Bathrooms  | 0.00       |
| Acres      | 1.44       |
| Year Built | 1996       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Sold       |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 123 Two Major Busy Streets Drive Se |
| Subdivision | Forest Heights                      |
| City        | Calgary                             |
| County      | Calgary                             |
| Province    | Alberta                             |
| Postal Code | T2A 1B6                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2024 |
| Date Sold      | June 3rd, 2024     |
| Days on Market | 140                |
| Zoning         | C-COR2             |
| HOA Fees       | 0.00               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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