

\$139,000 - 123 Any Avenue Se, Calgary

MLS® #A2152307

\$139,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

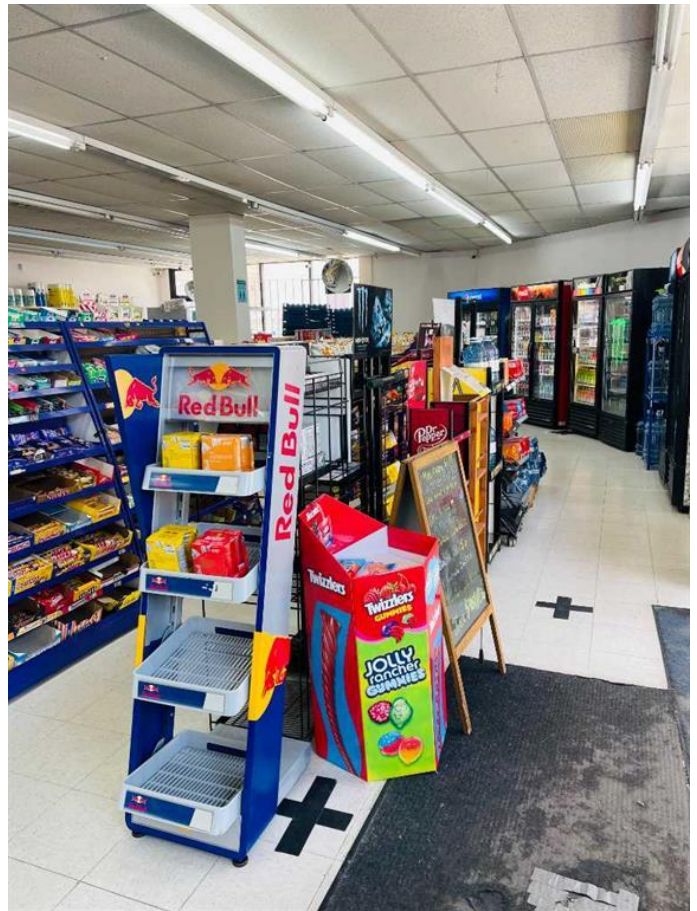
Beltline, Calgary, Alberta

Classic convenience store in the heart of Calgary's Beltline area for sale! Surrounded by numerous apartments and a high resident density, this store enjoys heavy foot traffic. Having operated for 15 years, it is well-trusted by the community. Covering an area of 1,200 square feet, the store is conveniently located just a 5-minute walk from the LRT station. This one-stop shop offers a variety of daily necessities, along with Lotto Max, ATM, Bitcoin ATM, and UPS services. The monthly rent is \$5,000, which includes utilities (water, electricity, and heating), with no additional expenses. Free parking is also available. The current lease agreement is 5+5 years, and is currently in its third year, ensuring long-term stability and peace of mind for operations. Don't miss out on this rare opportunity! Act quickly to become the new owner of this classic convenience store and start your journey as an independent business owner today.

Built in 1982

Essential Information

MLS® #	A2152307
Price	\$139,000
Sold Price	\$139,000
Bathrooms	0.00
Acres	0.00
Year Built	1982



Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information

Address	123 Any Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1C7

Additional Information

Date Listed	July 30th, 2024
Date Sold	August 25th, 2024
Days on Market	26
Zoning	CC-MHX
HOA Fees	0.00

Listing Details

Listing Office	TrustPro Realty
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