

MLS # A2178252

Calgary, Alberta



**\$2,900,000**

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

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

**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 .