

\$129,900 - 123, 123 36 Street Ne, Calgary

MLS® #A2208437

\$129,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

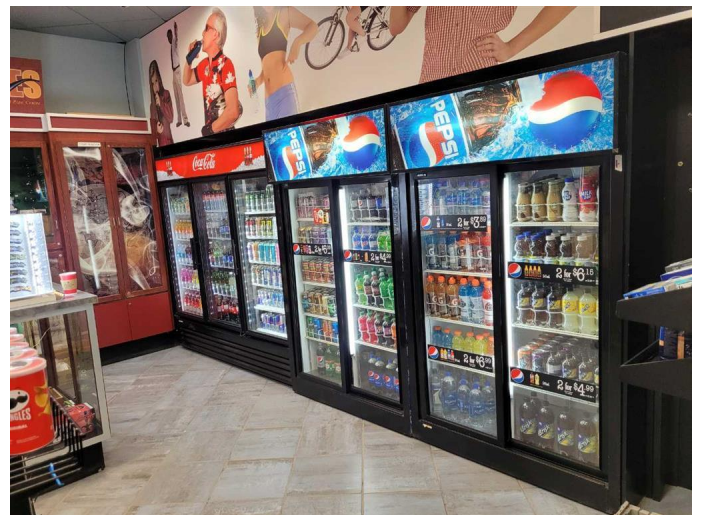
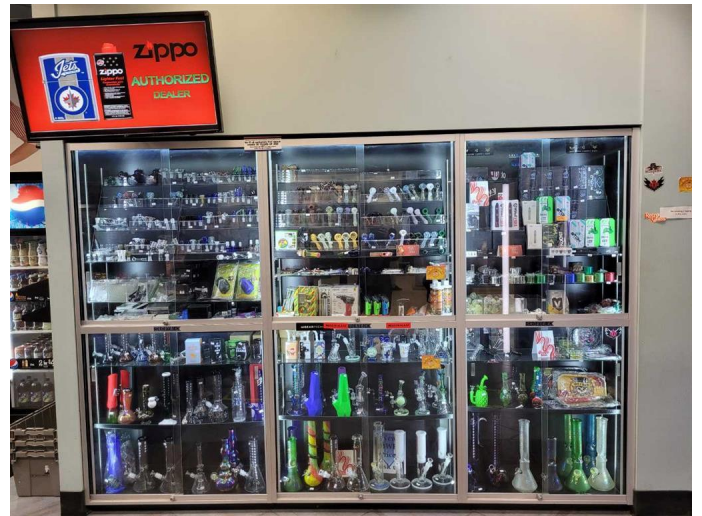
Marlborough, Calgary, Alberta

Discover This Prime Investment Opportunity in Calgary! This well-established franchise store, with over 20 years of profitable operations, is now available for you. This is not just a convenience store—it's your gateway to financial success! Key Highlights: Lottery Sales: Approx. \$1 Million annually || Merchandise Sales: \$422,000+ (60% from Cigarette Sales) || Exclusive Products: High-margin items like hunting knives, Zippo lighters, cigars, bongos, and rolling papers, not found in other stores || Support System: Benefit from selected vendors and ongoing support from the franchise head office || Low Monthly Rent: \$5,400, including utilities (water, electricity, and heating) || Lease: 4 years remaining, with an option to renew || Free Parking: Available for customers || Operational Simplicity: Easily managed by one owner-operator and one part-time employee || Immediate Profitability: Start making money from day one! This is a rare chance to step into a thriving business and embark on your journey as an independent business owner. Don't miss out—act quickly to make this successful franchise yours today!

Built in 1990

Essential Information

MLS® #	A2208437
Price	\$129,900



Bathrooms	0.00
Acres	0.00
Year Built	1990
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	123, 123 36 Street Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1Y4

Additional Information

Date Listed	April 3rd, 2025
Days on Market	7
Zoning	mc-1

Listing Details

Listing Office	TrustPro Realty
----------------	-----------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.