

\$90,000 - 224, 321 6 Avenue Sw, Calgary

MLS® #A2186605

\$90,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

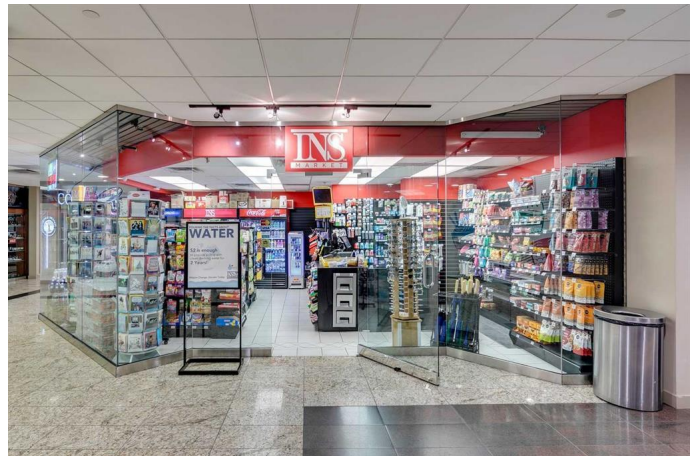
Downtown Commercial Core, Calgary, Alberta

Located in the prestigious Intact Place at the heart of downtown Calgary, this exceptional business opportunity offers a prime location with unparalleled accessibility. Centrally situated, the store benefits from three direct connections to adjacent buildings via the Plus 15 network, ensuring consistent foot traffic and a steady customer base. This INS Market Franchise is a well-established convenience and Lotto store, providing a wide range of products, including lottery tickets, tobacco, groceries, and much more. The business is perfectly suited for an entrepreneur seeking a turnkey operation with a loyal customer base. Total Monthly rent is \$ 2695.54 including utilities and common area costs. Prospective buyers are required to sign a confidentiality agreement before receiving detailed information. Comprehensive training will be provided to ensure a smooth transition for the new owner. Please note that all viewings are strictly by appointment only, and we kindly request that you do not approach the staff directly. This is a rare opportunity to acquire a thriving business in one of Calgary's most desirable downtown locations!

Built in 1979

Essential Information

MLS® #	A2186605
Price	\$90,000



Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	224, 321 6 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3H3

Additional Information

Date Listed	January 9th, 2025
Days on Market	97

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.