

\$65,000 - 224, 321 6 Avenue Sw, Calgary

MLS® #A2186605

\$65,000

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 | \$65,000 |



| | |
|------------|------------|
| 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 | 229 |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.