

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

MLS® #A2208437

**\$129,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

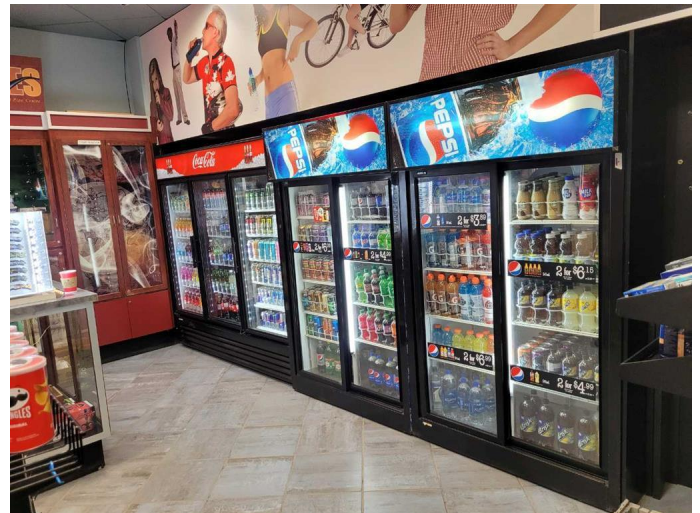
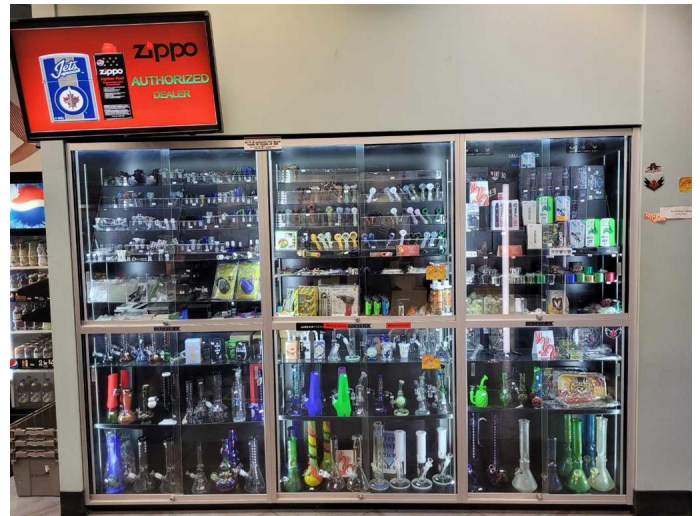
Marlborough, Calgary, Alberta

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 | 37              |
| Zoning         | mc-1            |

### Listing Details

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

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