

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

MLS® #A2186605

**\$65,000**

0 Bedroom, 0.00 Bathroom, 511 sqft

Business

Downtown Commercial Core, Calgary, Alberta

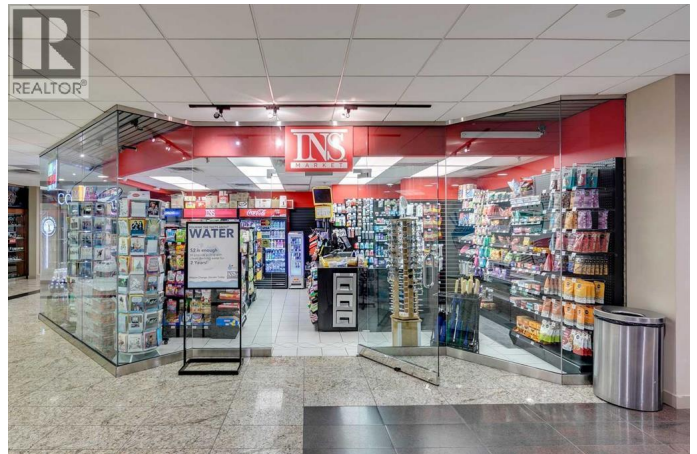
Located in the prestigious Intact Place at the heart of downtown Calgary, this exceptional business opportunity offers a prime location with unparalleled accessibility. Centrally situated, the store benefits from three direct connections to adjacent buildings via the Plus 15 network, ensuring consistent 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! (id:6289)

Built in 1979

## Essential Information

Listing # A2186605

Price \$65,000



Bathrooms	0.00
Square Footage	511
Year Built	1979
Type	Business

### Community Information

Address	224, 321 6 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
Province	Alberta
Postal Code	T2P3H3

### Listing Details

Listing Office	RE/MAX Realty Professionals
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