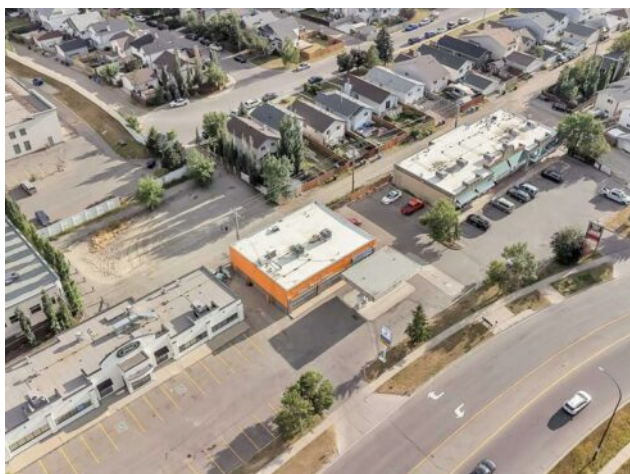


MLS # A2178252

Calgary, Alberta



# \$2,900,000

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Auto Service,Food & Beverage ,Gas Station ,Grocery
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,150 sq.ft.
<b>Zoning:</b>	C-N2

<b>Heating:</b>	Make-up Air	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat, Rolled/Hot Mop	<b>Utilities:</b>	Cable Internet Access
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.27 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-

**Inclusions:** ALL SHELIVING, ALL COOLERS , COFFEE MACHINES , PIZZA WARMER , ALL PUMPS , ROOFTOP HEATING SYSTEM, SECURITY CAMRAS AND EQUIPMENT , LIST WILL BE PROVIDED

Turn key operation!!! Land , building and business included , this location and owners been operating this location for many years , all the improvements been improved to serve the community , from inside of the building , to replacement of all built in coolers , counter tops (Granite) raised front counter , all shelving , fibreglass Gas tanks . You will not be disappointed .