

10, 2525 Bridlecrest Way SW  
Calgary, Alberta

MLS # A2196490



# \$99,500

|             |                                  |
|-------------|----------------------------------|
| Division:   | Bridlewood                       |
| Type:       | Retail                           |
| Bus. Type:  | Convenience Store,Grocery,Retail |
| Sale/Lease: | For Lease                        |
| Bldg. Name: | Bridlewood Centre                |
| Bus. Name:  | -                                |
| Size:       | 2,000 sq.ft.                     |
| Zoning:     | C-C1                             |

|             |                       |                |   |
|-------------|-----------------------|----------------|---|
| Heating:    | -                     | Addl. Cost:    | -   |
| Floors:     | -                     | Based on Year: | -   |
| Roof:       | -                     | Utilities:     | Natural Gas   |
| Exterior:   | -                     | Parking:       | -   |
| Water:      | Public                | Lot Size:      | -   |
| Sewer:      | -                     | Lot Feat:      | Back Lane, Landscaped, Near Public Transit, Near Shopping |
| Inclusions: | As Per Equipment List |                |   |

Profitable Business Opportunity. Be your own BOSS & own this Profitable CONVENIENCE GROCERY STORE with FED EX, U Haul, Ria money Transfer, Can Par, Apple Express, Loomis Express, ICS Courier, UPS, Lottery, Ice Cream, BONG STORE and much more in SW community of Bridlewood, Calgary. Superb and wide selection of bongs for every taste. Offering Fast Food & OTHER products for Pick Up. This convenience store location has great visibility, accessibility and has ample parking. Surrounded by many apartment condos, business, homes and located in a very busy strip mall. Other tenants in the plaza include doctor's offices, pharmacy, major pizza chain, Liquor Store and much more. Main business includes Lottery, Tobacco, Grocery, Courier Service, Bongs & more. Buyer must sign a confidentiality agreement prior to any information released. Whether you're new to the convenience store business or a seasoned entrepreneur, full training will be provided to ensure a seamless transition and continued success. All viewings must be by appointment only and PLEASE DO NOT APPROACH STAFF