



## 2335 162 Avenue SW, Calgary AB

Turnkey Dollar Store with easy access to Stoney Trail

### PROPERTY DETAILS

|              |                             |
|--------------|-----------------------------|
| Asking Price | \$175,000 (Incl. Inventory) |
| Unit Size    | 5,210 SF                    |
| Lease Term   | Expires December 31, 2028   |
| Current Rent | Ask Associate               |
| Op Costs     | \$18 PSF (Est. 2025)        |
| Zoning       | C-C2                        |

- Turnkey Variety Store
- High Traffic Location – Positioned in SW with up to 20,000 vehicles/day
- Grocery-Anchored Shopping Centre – Co-tenants include Sobeys, Scotiabank, 7-Eleven, Sobeys Liquor, Personal Care, Nail Salon, Cell Phone Service, Drycleaner, Pub, H&R Block and Multiple National Food & Beverage Businesses
- Pedestrian-Friendly Design – Features walkable pathways and inviting common areas
- Strong Local Customer Base – Serving multiple desirable SW Communities
- Excellent opportunity for an owner-operator or investor in a desirable retail corridor



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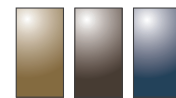
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# Franchise Business Assets For Sale

2335 162 Avenue SW | Calgary AB

Established Dollar Store in Grocery-Anchored Centre



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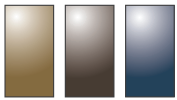


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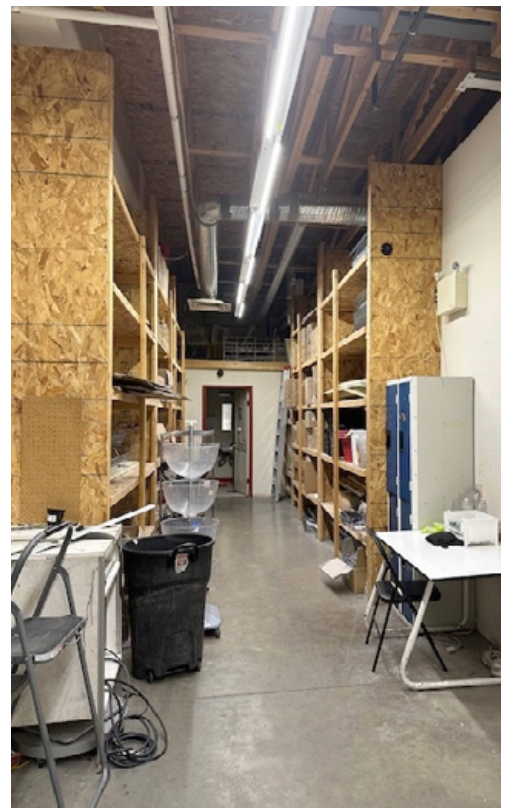
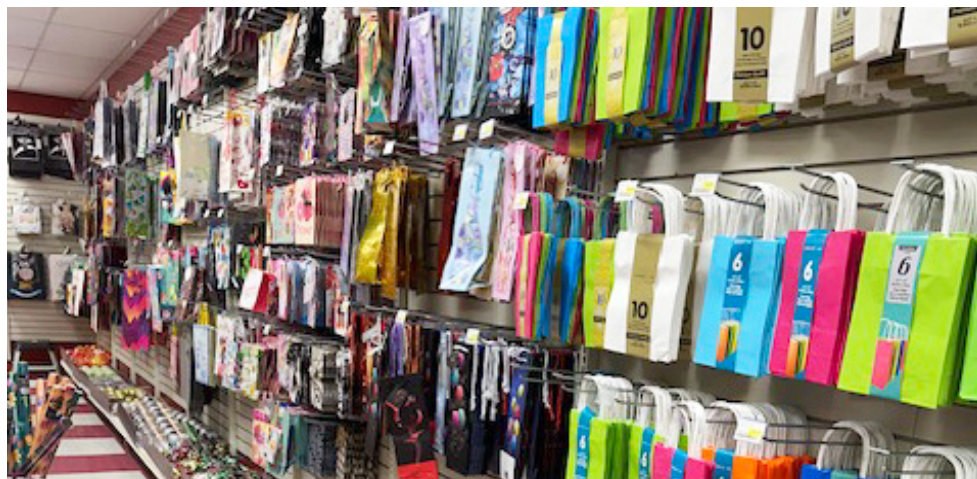


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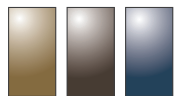
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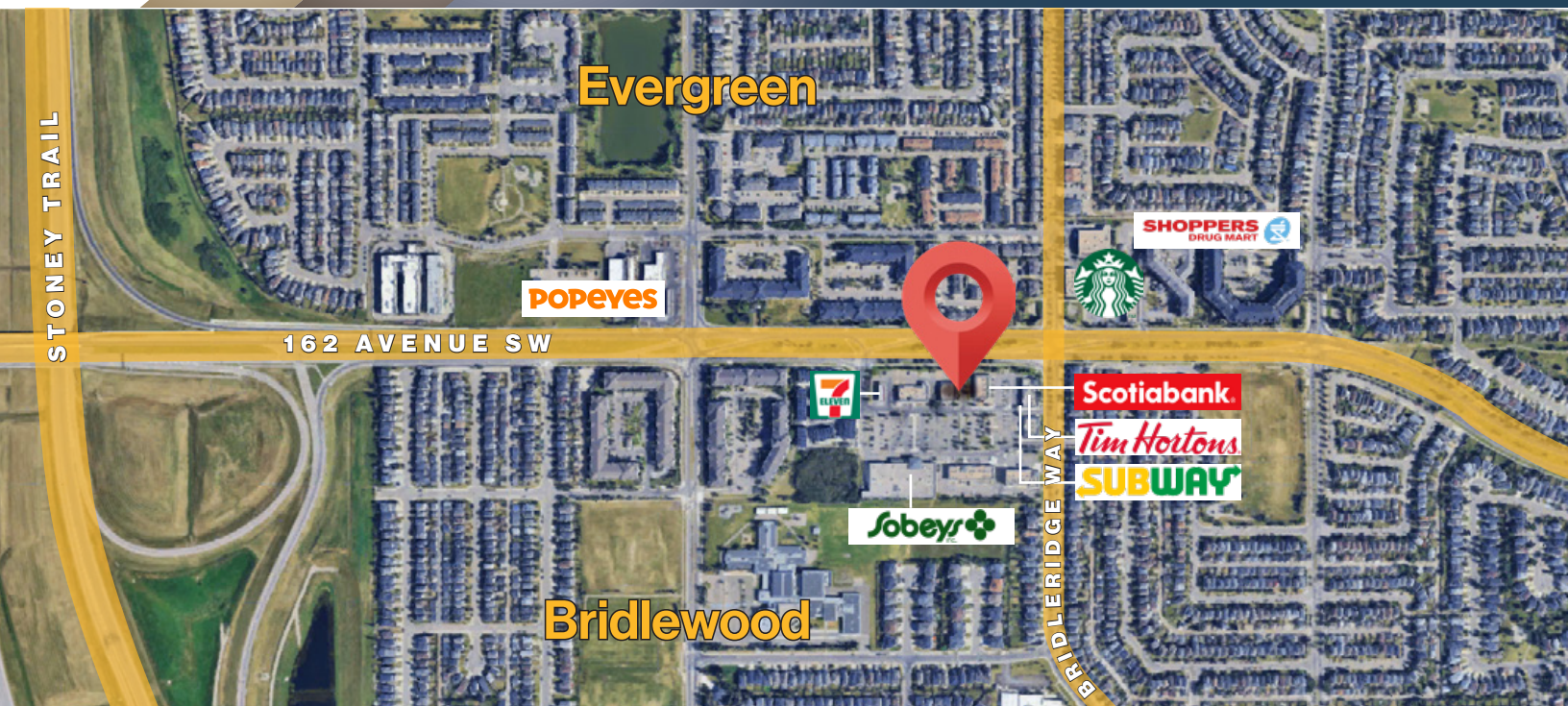


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For more information, please contact one of our associates.

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