

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

MLS® #A2186605

\$65,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

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!

Built in 1979

Essential Information

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|--------|----------|
| MLS® # | A2186605 |
| Price | \$65,000 |



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|------------|------------|
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 224, 321 6 Avenue Sw |
| Subdivision | Downtown Commercial Core |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P 3H3 |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 9th, 2025 |
| Days on Market | 247 |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
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