\$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

MLS® # A2186605 Price \$65,000 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 300

Listing Details

Listing Office RE/MAX Realty Professionals

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