



## 4655 54 Avenue Calgary Alberta

\$90,000

Affordable opportunity to become an owner operator of a profitable liquor store serving a busy northeast residential and semi commercial area. Gross sales reaching over \$500k with low overhead costs, no employees as the store is currently owner managed and easy to operate. Located within walking distance of prairie winds park! Inventory roughly \$120k (final count will be verified at possession) Rent \$4,400 (month) Renewal option 5 years - renewal is available now, Op Costs estimate \$15-17 psf Space sqf 1,100. Financials are available upon signing an NDA, priced to sell. Do not approach the staff or the owners without an appointment. (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<https://www.liangcommercial.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)