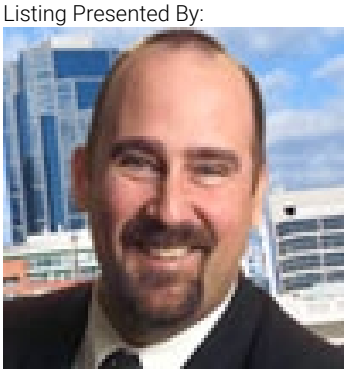


6004 Country Hills Boulevard Calgary Alberta

$177,000

Wireless Tek, an established and profitable cell phone repair and electronics retail business in Country Hills, is now available as an asset sale, offering a new owner proven cash flow from day one. The 1,187 sq. ft. unit sits in a busy, well-established shopping centre anchored by McDonald's, TD Bank, and other national brands, with strong visibility, easy parking, and steady daily traffic. The fully built-out space includes a retail floor, customer-service counter, product displays, storage, a dedicated repair workspace, and two separate entrances. The rear office is subleased for $1,000 per month, and the tenant is willing to stay after the sale, subject to mutually agreeable terms and landlord approval. The sale includes the business assets, fixtures, equipment, and leasehold improvements, allowing a new owner to continue the established repair and accessories business or introduce another permitted concept, subject to landlord and municipal approval. Ideal for an owner-operator, technician, or investor. Financial statements are available to qualified buyers upon signing a confidentiality agreement. Showings by appointment only; please do not approach staff or the tenant, or visit the premises without an appointment. Sale and lease assignment are subject to landlord approval. (id:6769)

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca