

CD, 464 Woodbine Boulevard SW  
Calgary, Alberta

MLS # A2154373



## \$1,700,000

Division: Woodbine

Type: Retail

Bus. Type: Liquor Store

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,616 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All equipment and furnishings in daily operation of liquor store business

Profitable liquor store business with property, hard to find within the City limits. Great neighborhood store in the heart of the Woodbine residential area. The shopping center has all the community necessities including, Gas, Convenience store, restaurants, etc. Repeat customer base has been built over the years. The building has a unique opportunity to divide the space into two separate spaces. There is a large storage area on the left side of the store that can be turned into an additional smaller unit to lease. Quicker access from Stoney Trail is now open and allows easier accessibility. Great opportunity for an owner/ operator or Investor. The business is included in the asking price.