

MLS # A2178252

## Calgary, Alberta



# \$2,900,000

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Auto Service, Food & Beverage , Gas Station , Grocery
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,150 sq.ft.
<b>Zoning:</b>	C-N2

**Heating:** Make-up Air

**Floors:** -

**Roof:** Flat, Rolled/Hot Mop

**Exterior:** -

**Water:** Public

**Sewer:** Public Sewer

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Cable Internet Access

**Parking:** -

**Lot Size:** 0.27 Acre

**Lot Feat:** -

**Inclusions:** ALL SHELIVING, ALL COOLERS , COFFEE MACHINES , PIZZA WARMER , ALL PUMPS , ROOFTOP HEATING SYSTEM, SECURITY CAMRAS AND EQUIPMENT , LIST WILL BE PROVIDED

Turn key operation!!! Land , building and business included , this location and owners been operating this location for many years , all the improvements been improved to serve the community , from inside of the building , to replacement of all built in coolers , counter tops (Granite) raised front counter , all shelving , fibreglass Gas tanks . You will not be disappointed .