# \$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 279

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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