









BUSINESSES FOR SALE					
PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
 Massage Therapy Clinic MLS#A2027822	1,450 sq. ft. NEW	Asset Sale	\$280,000	<ul style="list-style-type: none"> • Excellent newer massage therapy, body contouring, osteopathy & acupuncture business • Revenues each of first 3 years of positive growth and expansion • 4th year revenues on target for \$100,000 more than 3rd year • 7 spacious subcontractor rooms including a couples massage therapy room • Laundry room with storage, two-two piece bathrooms • Leasehold improvements include insulated walls in unit walls and ceiling, offering complete privacy between rooms 	Cheri Long Brochure
 Sushi Bars MLS#A2020647	NEW	Asset Sale	\$55,000	<ul style="list-style-type: none"> • Two AFC Franchise sushi bar locations in Calgary Co-op supermarkets; must be sold together • Over \$11,000 net sales per month from both locations and the business is still growing. • Good for family business and very easy to operate. • The lease amount in the listing description is not correct and there is no lease agreement. • AFC returns to Franchisee a certain % of the Gross Sales. • Listing price does not include inventory. • Confidentiality Agreement must be signed before further details & information released 	Taeju Lee Agent View
 Liquor Store Out of Calgary	1,400 sq. ft. +/-	Asset Sale	\$400,000	<ul style="list-style-type: none"> • PRICE REDUCED • Income estimated for 2022 - \$85,000 • Rent and utilities \$36,698 - 2022 • Lease until 2027 plus 1- 5 year option • Inventory of \$150,000+/- • Located in a community 30 minutes southwest of Calgary, Great location, they also sell a lot of specialty items which brings people to the store from all over. 	Cheri Long Brochure
 Dry Cleaning & Alteration MLS#A2009454	1,023 sq. ft.	Asset Sale	\$89,900	<ul style="list-style-type: none"> • PRICE REDUCED • Dry cleaning & alteration business in the busiest shopping centre in South Calgary • Ample parking, easy access, excellent mix of national retailers, serving a desirable demographic • Equipment maintained thoroughly (German brand dry cleaning machine) & in excellent order • Point of sale system programmed for easy operation and customer data management • Rent is roughly \$6k+gst/month including CAM, property tax and ALL utilities • Inventory is not included in the listing price 	Taeju Lee Agent View

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 Beltline Restaurant MLS#A2005463	2,058 sq. ft.	Asset Sale	\$199,000	<ul style="list-style-type: none"> • Restaurant space in Beltline at busy intersection in Beltline; great exposure & easy access • Fully equipped with commercial kitchen equipment and new high-quality furniture • 40 indoor and 24 patio seating available • Potential for other concepts. • Rent is \$6,860 + Op Cost + GST. • 10-year lease from April 3, 2021 in place with renewal option for additional 10 years. Lease can be renegotiated with the landlord. • By appointment only. Do not approach the owners or staff members 	Taeju Lee Agent View
 Restaurant MLS#A1255824	1,077 sq. ft.	Asset Sale	\$199,900	<ul style="list-style-type: none"> • Located in the Kensington area with great exposure & easy access • Specializing in Japanese noodle menu, turnkey opportunity with same Japanese concept • Operating with original owners for close to 7 years with steady sales & repeat customers • Great potential for other concepts such as bubble tea, fried street food or other global cuisines • Currently has 34 seating available with potential for 38 seats • 10 year lease from December 14, 2015 in place. • All equipment included & training provided if the buyer wishes to run the same concept. • All tours by appointment only; please do not approach owners or staff 	Taeju Lee Agent View
 Laundromat MLS#A1182835	1,545 sq. ft.	Asset Sale	\$230,000	<ul style="list-style-type: none"> • PRICE REDUCED • Immaculately maintained coin laundry for sale adjacent to affluent communities in Calgary • Includes 20 washers and 16 dryers in excellent condition • Rent of \$6,901/month includes property tax and CAM which includes water costs • Easy to operate with lots of regular customers • New storefronts, landscaping and resurfaced parking lot with ample parking stalls 	Taeju Lee Agent View
 Auto Repair Service MLS#A1230926	3,971 sq. ft.	Asset Sale	\$165,000	<ul style="list-style-type: none"> • Well-established and very profitable turnkey Automotive Repair Business • Located in central location with easy access to Blackfoot, Glenmore and Deerfoot Trails • Almost 4,000 sq. ft. shop and office plus mezzanine storage • Plenty of newer equipment, most less than 3 years old • 16' clear height, sprinkler system, 12' x 14' DI door, 5 assigned parking stalls and lots of yard • Low lease rate with opportunity to lease vacant adjacent unit for potential expansion 	Taeju Lee Agent View

March 2023 Businesses for Sale
www.royallepagecommercial.com

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