






RETAIL SPACE FOR SALE OR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
 <b>7220 Fairmount Drive SE</b> MLS#A2011088	Unit D	2,900 sq. ft.	\$20.00/sf	\$8.29/sq. ft.	<ul style="list-style-type: none"> <li>Available July 1, 2023</li> <li>Quality retail/office space; great opportunity to foster &amp; grow a business</li> <li>Servicing the communities of Fairview, Acadia, Manchester Industrial, Kingsland and more</li> <li>Ample free surface parking</li> <li>Central location with easy access to Heritage Drive, Glenmore, Macleod and Blackfoot Trails</li> </ul>	Taeju Lee <a href="#">Brochure</a>
 <b>187 Kananaskis Way</b> Canmore, AB	Unit 268 Unit 269 B Unit 273	1,410 sq. ft. 2,530 sq. ft. 2,056 sq. ft.	\$27.00/sf \$27.00/sf \$31.00/sf		<ul style="list-style-type: none"> <li>Located in prestigious Solara Resort in Canmore, AB</li> <li>Bare space, to be finished by tenant</li> <li>Unit 268 approved for liquor store</li> </ul>	Dean Cooper
 <b>#119, 328 Centre Street SW</b> Dragon City Mall	Main	627 sq. ft.	Sale or Lease  Contact Agent		<ul style="list-style-type: none"> <li>Prime main floor retail condo unit</li> <li>Located in the high traffic largest Asian Indoor Mall (Dragon City Mall) in the heart of Chinatown/ Downtown</li> <li>Good clean space; great leasehold improvements in place</li> <li>Available for Sale or Lease</li> </ul>	Wing Tang <a href="#">Brochure</a>




OFFICE/RETAIL SPACE FOR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
 <b>6311 Bowness Road NW</b> MLS#2020696	Main - Retail  Upper - Office	7,765 sq. ft.  3,000 sq. ft.	\$35.00/sq. ft.  \$15.00/sq. ft.	\$15.00/sf (est)	<ul style="list-style-type: none"> <li>New commercial development located along Bowness Road NW</li> <li>6 retail bays available on main floor (1,100 – 6,665 sq. ft.)</li> <li>3,000 sq. ft. shell space on upper floor available July 1, 2023</li> <li>Elevator to upper floor</li> </ul>	Julie Stefan <a href="#">Brochure</a>




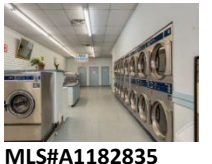
OFFICE/RETAIL SPACE FOR SALE

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
<b>2024 – 34 Ave SW</b>  MLs#2018241	1,011 sq. ft.	\$749,900	\$17,185 (2022)	<ul style="list-style-type: none"> <li>• Rare opportunity for small business owner/user in heart of Marda Loop</li> <li>• Ideal for start-up company, or specialty shop or boutique</li> <li>• Two offices on upper floor, small meeting area on main floor</li> <li>• Small lounge/kitchenette area on main, undeveloped 572 sq. ft. basement</li> <li>• Large south facing window for natural light in main front room</li> <li>• Double detached heated garage at rear of property</li> <li>• Last upgraded in 2012, new electrical, surge protection for entire building</li> </ul>	<b>Cheri Long</b>  <a href="#">Brochure</a>


BUSINESSES FOR SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<b>Massage Therapy Clinic</b>  MLS#A2027822	1,450 sq. ft.	Asset Sale	\$280,000	<ul style="list-style-type: none"> <li>• Excellent newer massage therapy, body contouring, osteopathy &amp; acupuncture business</li> <li>• Revenues each of first 3 years of positive growth and expansion</li> <li>• 4th year revenues on target for \$100,000 more than 3rd year</li> <li>• 7 spacious subcontractor rooms including a couples massage therapy room</li> <li>• Laundry room with storage, two-two piece bathrooms</li> <li>• Leasehold improvements include insulated walls in unit walls and ceiling, offering complete privacy between rooms</li> </ul>	<b>Cheri Long</b>  <a href="#">Brochure</a>
<b>Sushi Bars</b>  MLS#A2020647		Asset Sale	\$55,000	<ul style="list-style-type: none"> <li>• Two AFC Franchise sushi bar locations in Calgary Co-op supermarkets; must be sold together</li> <li>• Over \$11,000 net sales per month from both locations and the business is still growing.</li> <li>• Good for family business and very easy to operate.</li> <li>• The lease amount in the listing description is not correct and there is no lease agreement.</li> <li>• AFC returns to Franchisee a certain % of the Gross Sales.</li> <li>• Listing price does not include inventory.</li> <li>• Confidentiality Agreement must be signed before further details &amp; information released</li> </ul>	<b>Taeju Lee</b>  <a href="#">Agent View</a>
<b>Liquor Store</b>  Out of Calgary	1,400 sq. ft. +/-	Asset Sale	\$400,000	<ul style="list-style-type: none"> <li>• <b>PRICE REDUCED</b></li> <li>• Income estimated for 2022 - \$85,000</li> <li>• Rent and utilities \$36,698 - 2022</li> <li>• Lease until 2027 plus 1- 5 year option</li> <li>• Inventory of \$150,000+/-</li> <li>• 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.</li> </ul>	<b>Cheri Long</b>  <a href="#">Brochure</a>

BUSINESSES FOR SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<p><b>Dry Cleaning &amp; Alteration</b></p>  <p>MLS#A2009454</p>	1,023 sq. ft.	Asset Sale	\$89,900	<ul style="list-style-type: none"> <li>• <b>PRICE REDUCED</b></li> <li>• Dry cleaning &amp; alteration business in the busiest shopping centre in South Calgary</li> <li>• Ample parking, easy access, excellent mix of national retailers, serving a desirable demographic</li> <li>• Equipment maintained thoroughly (German brand dry cleaning machine) &amp; in excellent order</li> <li>• Point of sale system programmed for easy operation and customer data management</li> <li>• Rent is roughly \$6k+gst/month including CAM, property tax and ALL utilities</li> <li>• Inventory is not included in the listing price</li> </ul>	<p><b>Taeju Lee</b></p> <p><a href="#">Agent View</a></p>
<p><b>Beltline Restaurant</b></p>  <p>MLS#A2005463</p>	2,058 sq. ft.	Asset Sale	\$199,000	<ul style="list-style-type: none"> <li>• Restaurant space in Beltline at busy intersection in Beltline; great exposure &amp; easy access</li> <li>• Fully equipped with commercial kitchen equipment and new high-quality furniture</li> <li>• 40 indoor and 24 patio seating available</li> <li>• Potential for other concepts.</li> <li>• Rent is \$6,860 + Op Cost + GST.</li> <li>• 10-year lease from April 3, 2021 in place with renewal option for additional 10 years. Lease can be renegotiated with the landlord.</li> <li>• <b>By appointment only. Do not approach the owners or staff members</b></li> </ul>	<p><b>Taeju Lee</b></p> <p><a href="#">Agent View</a></p>
<p><b>Restaurant</b></p>  <p>MLS#A1255824</p>	1,077 sq. ft.	Asset Sale	\$199,900	<ul style="list-style-type: none"> <li>• Located in the Kensington area with great exposure &amp; easy access</li> <li>• Specializing in Japanese noodle menu, turnkey opportunity with same Japanese concept</li> <li>• Operating with original owners for close to 7 years with steady sales &amp; repeat customers</li> <li>• Great potential for other concepts such as bubble tea, fried street food or other global cuisines</li> <li>• Currently has 34 seating available with potential for 38 seats</li> <li>• 10 year lease from December 14, 2015 in place.</li> <li>• All equipment included &amp; training provided if the buyer wishes to run the same concept.</li> <li>• All tours by appointment only; please do not approach owners or staff</li> </ul>	<p><b>Taeju Lee</b></p> <p><a href="#">Agent View</a></p>
<p><b>Laundromat</b></p>  <p>MLS#A1182835</p>	1,545 sq. ft.	Asset Sale	\$230,000	<ul style="list-style-type: none"> <li>• <b>PRICE REDUCED</b></li> <li>• Immaculately maintained coin laundry for sale adjacent to affluent communities in Calgary</li> <li>• Includes 20 washers and 16 dryers in excellent condition</li> <li>• Rent of \$6,901/month includes property tax and CAM which includes water costs</li> <li>• Easy to operate with lots of regular customers</li> <li>• New storefronts, landscaping and resurfaced parking lot with ample parking stalls</li> </ul>	<p><b>Taeju Lee</b></p> <p><a href="#">Agent View</a></p>

**BUSINESSES FOR SALE**

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<b>Auto Repair Service</b>  <b>MLS#A1230926</b>	3,971 sq. ft.	Asset Sale	\$165,000	<ul style="list-style-type: none"> <li>Well-established and very profitable turnkey Automotive Repair Business</li> <li>Located in central location with easy access to Blackfoot, Glenmore and Deerfoot Trails</li> <li>Almost 4,000 sq. ft. shop and office plus mezzanine storage</li> <li>Plenty of newer equipment, most less than 3 years old</li> <li>16' clear height, sprinkler system, 12' x 14' DI door, 5 assigned parking stalls and lots of yard</li> <li>Low lease rate with opportunity to lease vacant adjacent unit for potential expansion</li> </ul>	<b>Taeju Lee</b>  <a href="#">Agent View</a>

For further information, please contact:

Alex Bauer	Barry Harvey	Brian Romanow	Chad Morgan
<b>Associate</b>	<b>Associate</b>	<b>Associate</b>	<b>Associate Broker/Owner</b>
Commercial Division	Commercial Division	Commercial Division	Commercial Division
Direct: (403) 688-1407	Direct (403) 807-7839	Direct: (403) 710-5628	Direct: (403) 464-6765
<a href="mailto:alex@alexscanmore.ca">alex@alexscanmore.ca</a>	<a href="mailto:barryharvey@yahoo.com">barryharvey@yahoo.com</a>	<a href="mailto:chadmorgan@royallepage.ca">chadmorgan@royallepage.ca</a>	<a href="mailto:chadmorgan@royallepage.ca">chadmorgan@royallepage.ca</a>

Cheri Long	Dean Cooper	Julie Stefan	Sam Patel
<b>Associate Broker</b>	<b>Associate</b>	<b>Associate</b>	<b>Associate</b>
Commercial Division	Commercial Division	Commercial Division	Commercial Division
Direct (403) 860-9419	Direct: (403) 918-8407	Direct: (403) 804-1399	Direct: (403) 975-8233
<a href="mailto:clong@royallepagecommercial.com">clong@royallepagecommercial.com</a>	<a href="mailto:dean@mountainliving.ca">dean@mountainliving.ca</a>	<a href="mailto:jstefan@royallepage.ca">jstefan@royallepage.ca</a>	<a href="mailto:sampatel@royallepage.ca">sampatel@royallepage.ca</a>

Taeju Lee	Wing Tang
<b>Associate</b>	<b>Associate</b>
Commercial Division	Commercial Division
Direct: (587) 436-6737	Direct: (403) 605-1199
<a href="mailto:tlee@royallepage.ca">tlee@royallepage.ca</a>	<a href="mailto:wtang@royallepagecommercial.com">wtang@royallepagecommercial.com</a>