

# Liquor Store for Sale

## 37 Crowfoot Rise NW

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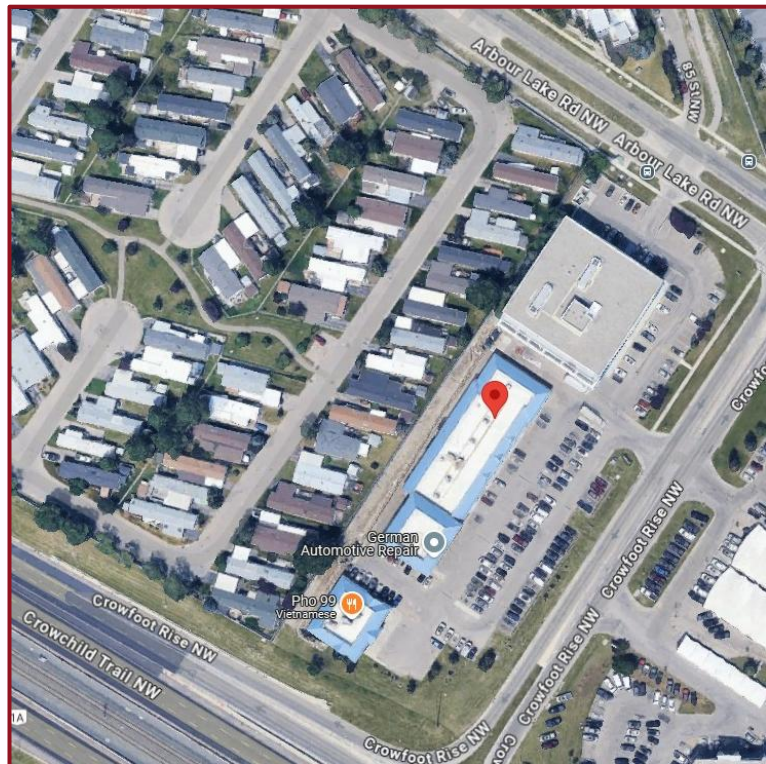
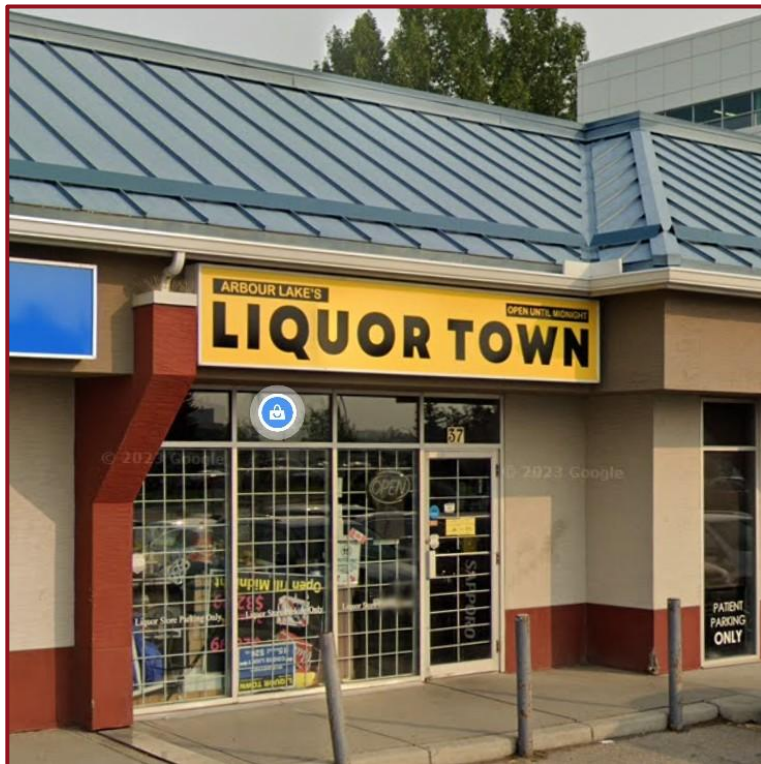
**Rethinking Commercial Real Estate**

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# 37 Crowfoot Rise NW, Calgary



<b>Address:</b>	37 Crowfoot Rise NW, Calgary, AB
<b>2024 Sales Revenue:</b>	\$750,000.00 approximately
<b>Size:</b>	1,076 ± Sq. Ft.
<b>List Price:</b>	\$149,990.00 (Business Only)
<b>Lease:</b>	\$4,526.58 (Including Operating Cost)
<b>Lease Term:</b>	5 plus 5
<b>Availability:</b>	Immediately
<b>Inventory:</b>	\$150,000.00 to \$180,000.00 (Not included in Purchase Price)

## Key Highlights:

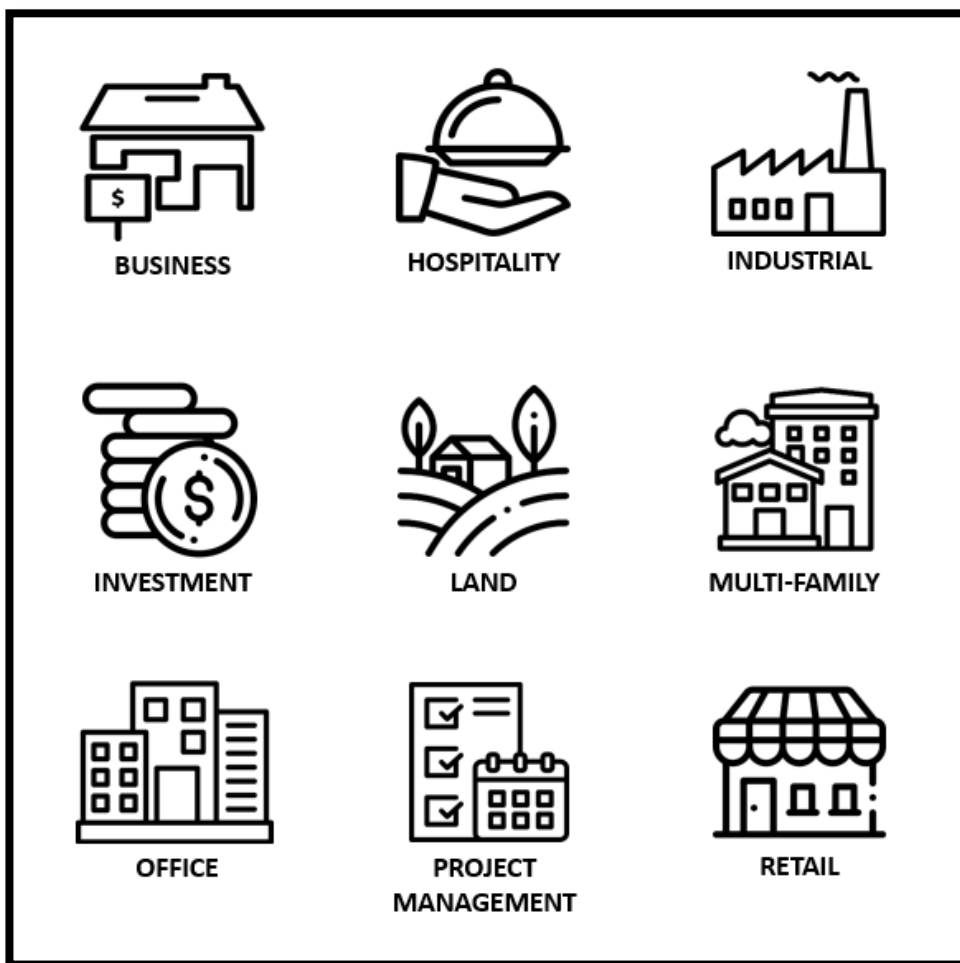
- **Strong Sales & Loyal Customer Base:** Consistent revenue with a solid base of repeat customers and walk-in traffic.
- **Prime Location:** Situated in a busy commercial area with excellent exposure, ample parking, and easy access.
- **Well-Stocked & Organized:** Clean, well-maintained store layout with a wide selection of wines, spirits, beer, and coolers.
- **Efficient Operations:** Streamlined systems in place, including POS, inventory management, and security.
- **Growth Potential:** Room to expand product offerings, introduce delivery services, or extend hours to boost sales.
- **Support Available:** The current owner is willing to provide training for a smooth transition.
- **Serious inquiries only.** NDA required for financials.

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