# \$99,000 - 1805 14 Street Sw, Calgary

MLS® #A2197078

## \$99,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Bankview, Calgary, Alberta

\*\*Prime Opportunity! Own a Thriving Liquor Store in Calgary's Trendy 17th Ave District\*\*

\*\*Location:\*\* 1805 14 St SW, Calgary, AB â€"
Nestled in the heart of upscale, vibrant 17th
Ave SW, this liquor store enjoys an unbeatable
position amid bustling eateries, chic boutiques,
and a thriving residential community.
Surrounded by popular bars, restaurants, and
nightlife hotspots, the location guarantees
consistent foot traffic and unparalleled
commercial potential.

\*\*Ideal for Upscale Clientele:\*\* Cater to a discerning demographic of high-income earners who value quality and convenience. The affluent surrounding neighborhoods are filled with residents who appreciate premium wines, craft beers, and specialty spirits, making this store a go-to destination for those seeking to indulge in life's finer pleasures.

\*\*Prime Visibility & Accessibility:\*\* High-profile storefront with easy walkability, bike access, and proximity to transit ensures maximum exposure. Whether patrons are strolling from nearby apartments, dining out, or exploring the area's lively scene, your business will capture their attention.

\*\*Lease Flexibility & Stability:\*\* Benefit from a current favorable lease with a landlord open to negotiating \*\*long-term terms\*\* tailored to your







success. Secure your future in this coveted location with confidence.

- \*\*Growth-Ready Business:\*\* Step into a turnkey operation with an established customer base and room to expand. Capitalize on trends like curated craft selections, exclusive tastings, or seasonal promotions to elevate revenue. The possibilities are endless in this dynamic neighborhood.
- \*\*Your Entrepreneurial Journey Starts Here:\*\*
  Don't miss the chance to own a thriving business in one of Calgary's most desirable districts. Whether you're a seasoned entrepreneur or pursuing your first venture, this is your gateway to independence in a lucrative, high-demand industry.
- \*\*Act Now â€" Limited Opportunity!\*\*
  Contact us today to schedule a viewing and explore how you can leverage this prime location, loyal clientele, and growth potential to build your legacy.
- \*\*Key Features:\*\*
- Prime 17th Ave SW location with unbeatable foot traffic
- Upscale residential and commercial surroundings
- Flexible long-term lease options
- High-visibility storefront with easy access
- Turnkey business ready for immediate success

Seize this rare chance to become your own boss in Calgary's most iconic neighborhoodâ€"where lifestyle meets profitability!

\*\*Contact us now to learn more and secure your future!\*\*

Built in 1998

#### **Essential Information**

MLS® # A2197078

Price \$99,000

Bathrooms 0.00

Acres 0.00

Year Built 1998

Type Commercial

Sub-Type Business

Status Active

## **Community Information**

Address 1805 14 Street Sw

Subdivision Bankview

City Calgary

County Calgary

Province Alberta

Postal Code T2T 3T1

#### **Additional Information**

Date Listed February 26th, 2025

Days on Market 247

### **Listing Details**

Listing Office Century 21 Bravo Realty

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