

# \$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	226

### Listing Details

Listing Office	RE/MAX Realty Professionals
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