



RETAIL BAY & MODEL/HOBBY SHOP FOR SALE

3409A 26 AVENUE SW
CALGARY, ALBERTA



HIGHLIGHTS

Do you need it? They have it!

Have you had the desire to be a kid and make money doing it? This is your chance to purchase a successful Model / Hobby store Business that has been around for over 30 years and located in a residentially dense area.

Be your own landlord in the process as the retail bay goes with this sale.

Plenty and just the right inventory for a successful hobby business. Inventory located on the main level and lower level of retail bay, to ensure you have the products on hand to start selling.

PROPERTY DESCRIPTION

Price:	Please Contact
Size:	2,299 +/- sq. ft. upper floor 2,299 +/- sq. ft. lower level
Property Tax:	\$14,367.17 per annum (2022)
Parking:	Shared

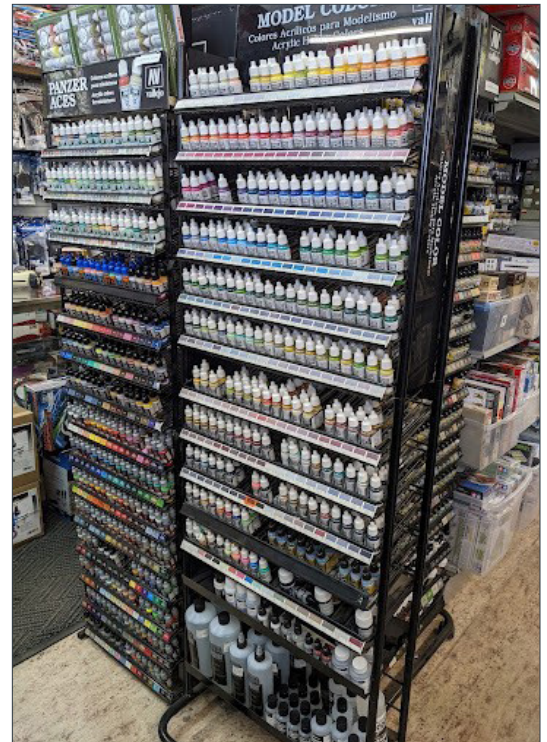
PLEASE CONTACT:

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SITE INFORMATION

3409A 26 Avenue SW, Calgary, Alberta



Average Household Income

2km: \$125,812
3km: \$134,805
5km: \$163,510



2022 Population

2km: 42,944
3km: 89,122
5km: 218,456



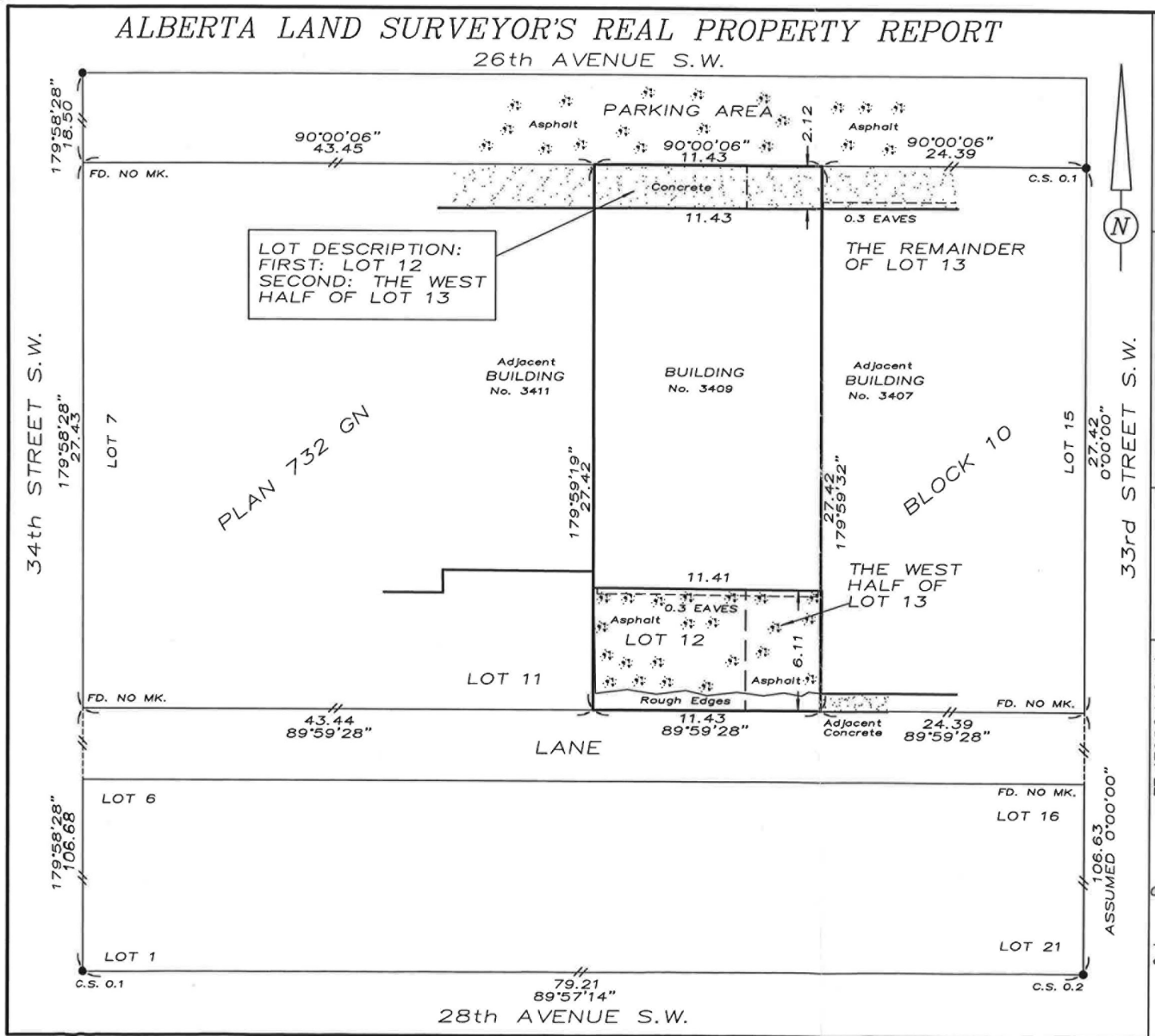
Traffic Counts

26 Ave: 11,000 (2016)



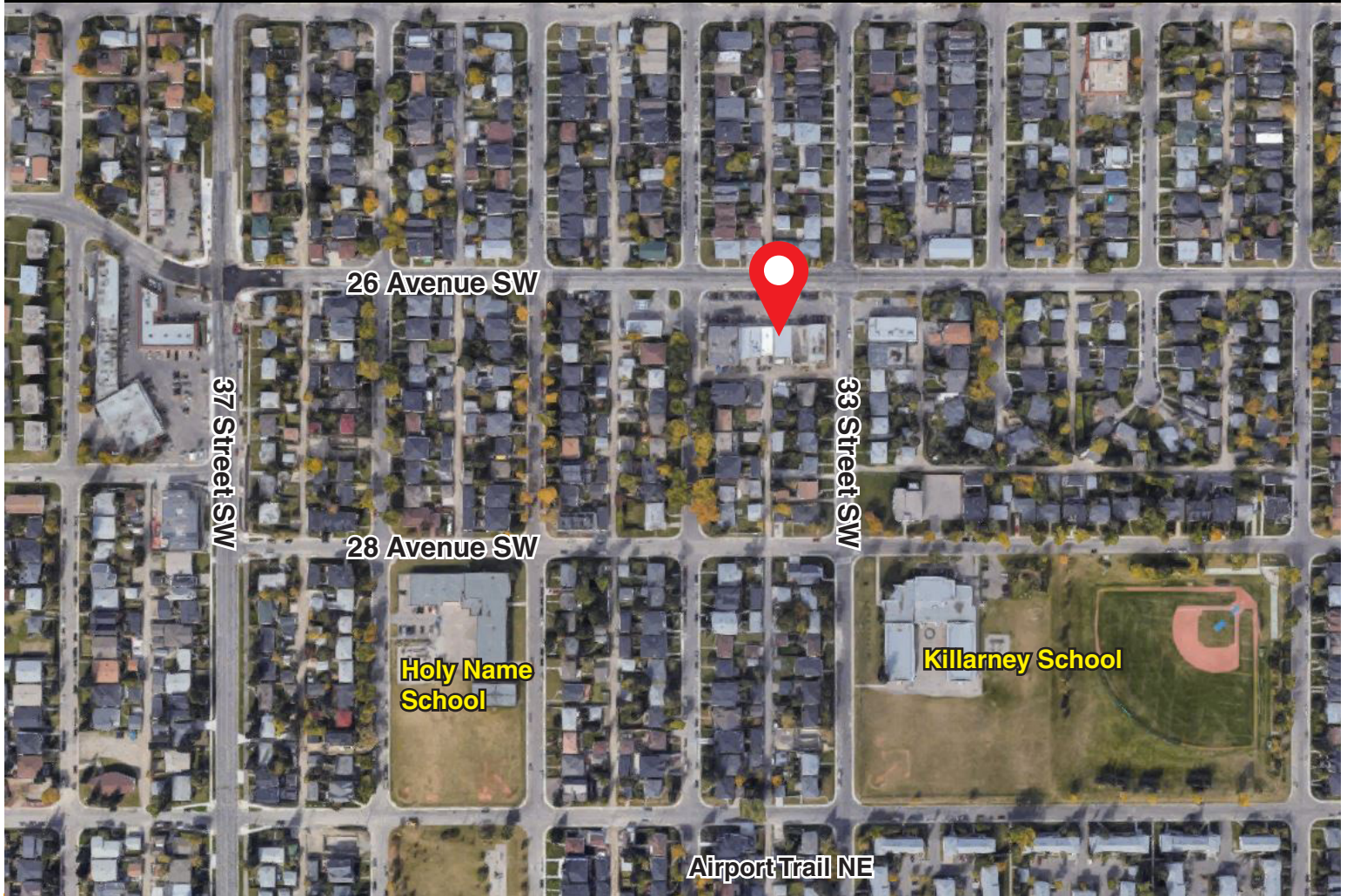
Zoning

C-COR



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