

# \$139,900 - 123 Grocery Avenue, Calgary

MLS® #A2225097

**\$139,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

One of the best locations in Calgary to run your business in a busy street with traffic signals, pedestrian crossings, bus stops, popular shops, cafes, restaurants, and pubs to attract more foot traffic. Surrounded by many offices, condos and rental apartments to keep the revenue steady. Situated in the main level of a high-rise building and there are repeat customers from upstairs to support a local business. Awesome exposure! Easy to manage! Low rent and low utilities! Lots of potential if you can stock more and open late. Great value. Don't miss this golden opportunity. Please respect the business & do not visit without a prior appointment.

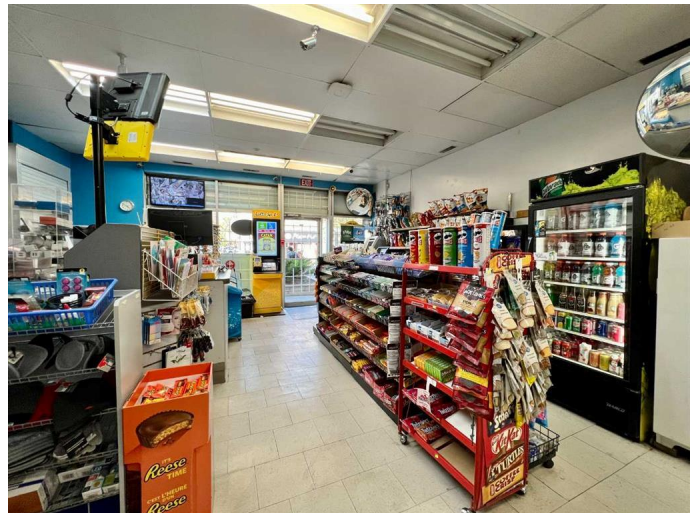
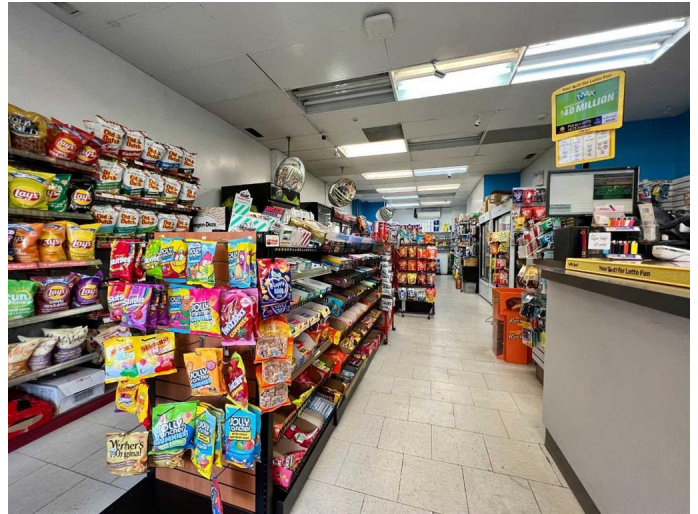
Built in 2020

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2225097   |
| Price      | \$139,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2020       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 123 Grocery Avenue |
| Subdivision | Beltline           |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2T 0B2 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 113            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.