

# \$298,888 - 123 Discount Avenue Sw, Calgary

MLS® #A2180757

**\$298,888**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Calgary, Alberta

THRIVING BUSINESS for Sale in a PRIME Shopping Centre in CALGARY. This ESTABLISHED Canadian FRANCHISE - PARTY and CONVENIENCE STORE offers an exciting opportunity to step into a PROFITABLE, community-loved venture. ASSET SALE - Established Since 2017 - 8 years - Gross Revenue \$1.092M - Cash Flow \$100K - 3 Full-time and 3 Part-time Staff.

• PROVEN Franchise Model: Benefit from a well-known brand with strong market recognition

and ongoing franchisee support.

• DIVERSE Revenue Streams: Offers a wide range of products, including party supplies,

balloons, decorations, snacks, beverages, and every day (discount) convenience items.

• PRIME Location: Situated in a high-traffic area with excellent visibility and steady foot traffic from the surrounding neighborhood and businesses.

• TURNKEY Operation: Fully equipped with trained staff, modern POS systems, and established supplier relationshipsâ€”ready for you to take over seamlessly.

• GROWTH Potential: Expand product offerings, introduce delivery services, or enhance

marketing efforts to further increase revenue.

• STRONG Financials: Consistent revenue with room for growth.



â€¢ LOYAL Customer Base: A go-to destination for party planners and daily essentials.

â€¢ FRANCHISE Support: Comprehensive training and marketing resources to ensure your success.

â€¢ WORK-LIFE Balance: Flexible operations with a well-structured team in place.

Perfect For Aspiring entrepreneurs, seasoned business owners, or anyone looking to invest in a proven business model with strong community ties. Donâ€™t miss your chance to own a successful franchise in Calgary!

NOTE: FRANCHISE ASSET SALE, INVENTORY EXTRA, Franchise agreement and property sublease to be assumed by new business owner. Inquire today to learn more and make this exciting business your own. Serious inquiries only - Financial details available upon REQUEST with a REQUIRED SIGNED NDA.

Built in 2017

### Essential Information

MLS® #	A2180757
Price	\$298,888
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	123 Discount Avenue Sw
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta

Postal Code            T2H 2H8

**Amenities**

Parking Spaces        100

**Interior**

Interior Features      Open Floorplan, Storage, Wired for Data, Wired for Sound, Suspended Ceiling

**Exterior**

Lot Description        Street Lighting

**Additional Information**

Date Listed            November 21st, 2024

Days on Market        149

Zoning                  C-R3

**Listing Details**

Listing Office           Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.