

# \$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.

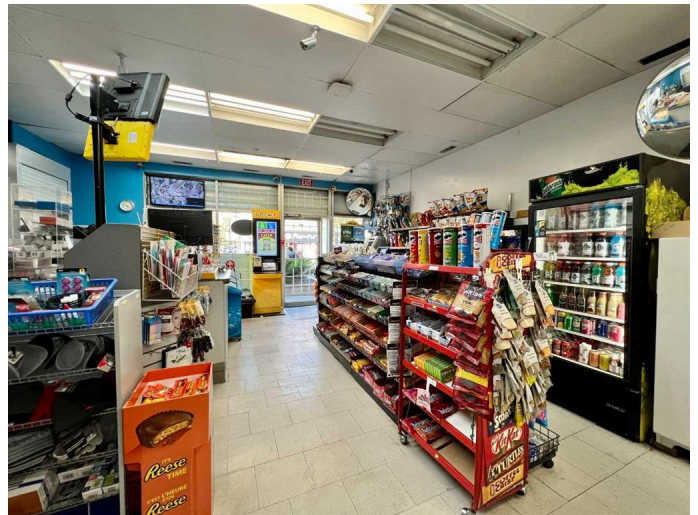
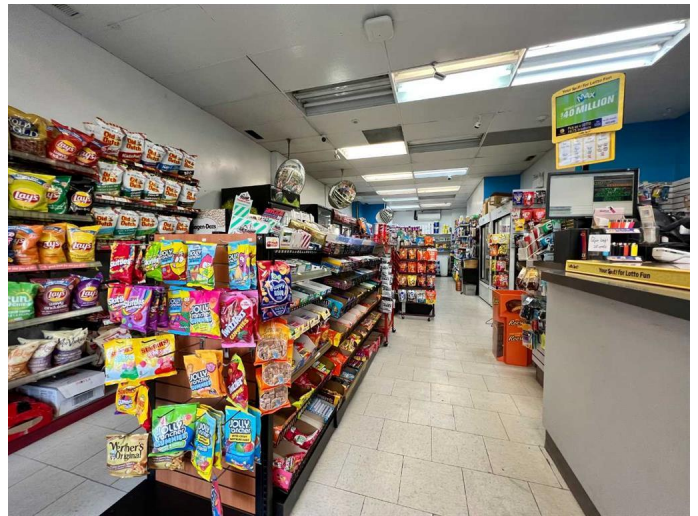
Built in 2020

## 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	42

### **Listing Details**

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

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.