

# \$60,000 - 103, 136 17 Avenue Ne, Calgary

MLS® #A2236141

**\$60,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

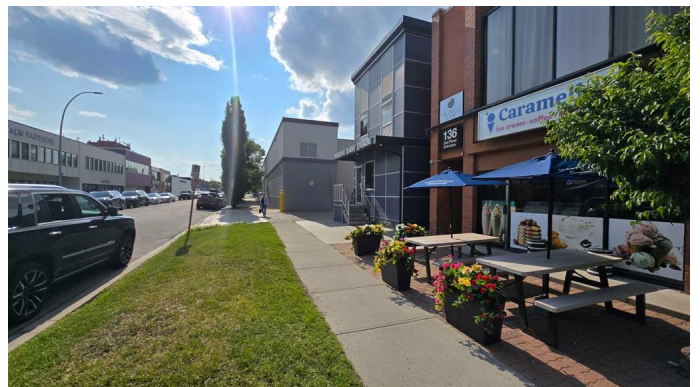
Tuxedo Park, Calgary, Alberta

Profitable Specialty Retail Business in Calgary Central Location. Rare opportunity to acquire a well-established and profitable retail store located in a high-traffic central area. This is the only specialty shop in the region focused on major brand knives, airguns, and optical equipment (including scopes, red dot sights, and related accessories etc). Consistent sales growth over the past 3 years. Turnkey operation – easily managed by one person (owner or staff). Efficient hybrid model combining both online and brick-and-mortar retail sales. Designated owner/staff parking plus ample free street parking for customers. Private washroom inside the unit for added convenience. Very LOW gross rent of only \$1,798/month, with all utilities included. \$10,000 worth of Rolco roll shutters installed on windows and door for enhanced security. Air-conditioned unit for year-round comfort. 3 years remaining on the current lease with option to renew. This is a simple-to-run, high-potential business with a solid customer base and strong growth trends. Perfect for an entrepreneur looking for a growing secure niche market. Don't miss out on this exciting opportunity!

Built in 1980

## Essential Information

|        |          |
|--------|----------|
| MLS® # | A2236141 |
| Price  | \$60,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 103, 136 17 Avenue Ne |
| Subdivision | Tuxedo Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 1L6               |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 1 |
|----------------|---|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 141            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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