



BUSINESS FOR SALE

DAILY GLOBE NEWS SHOP
A Calgary Retail Institution in
the Heart of 17th Avenue SW



1013 17 AVENUE SW, UNIT 101 / CALGARY, ALBERTA

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BUSINESS SUMMARY



BUSINESS OVERVIEW

Asking Price	\$179,000
Location	Unit 101, 1013 17 Avenue SW, Calgary, AB
Premises	751 SF
Years Established	30+ years
Lease Term	Expires April 2027, with 1 x 5yr renewal option
Monthly Rent	\$4,100
Hours of Operation	Monday–Friday: 9:00 a.m.–6:30 p.m. Saturday: 9:30 a.m.–6:30 p.m. Sunday: 9:30 a.m.–5:30 p.m.
Reason for Selling	Owner Retiring

BUSINESS FEATURES

- **Prime 17th Avenue SW location** in the heart of Calgary's premier shopping, dining and entertainment district.
- **Established for over 30 years**, with a recognizable brand and proven operating history.
- **Known for an exceptional selection** of unique, specialty and hard-to-find publications.
- **A go-to destination** for current affairs, fashion, automotive and business magazines.
- **Excellent reputation** supported by a loyal and established customer base.
- **Surrounded by high-density communities**, providing a strong pool of nearby customers.
- **Complemented by major retailers**, banks, restaurants and local businesses along the 17th Avenue corridor.
- **Steady pedestrian traffic** throughout this vibrant inner-city shopping and entertainment district.
- **High-exposure location** with approximately 20,000 vehicles passing daily.
- **Turnkey acquisition opportunity** in one of Calgary's most desirable retail corridors.



PHOTO FEATURE





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