

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**

Calgary, Alberta

**Listing ID:**



26668



**MLS ID:**


A2160500

**\$139,900**



 **GLORIA SUN**  
 (403) 390-7080

 TrustPro Realty  
 403-390-7080

  
123, 5675 Memorial Street NE, Calgary , Alberta t2k 1y4

Discover This Prime Investment Opportunity in Calgary! This well-established franchise store, with over 20 years of profitable operations, is now available for you. This is not just a convenience store—it's your gateway to financial success! Key Highlights: Lottery Sales: Approx. \$1 Million annually || Merchandise Sales: \$422,000+ (60% from Cigarette Sales) || Exclusive Products: High-margin items like hunting knives, Zippo lighters, cigars, bongos, and rolling papers, not found in other stores || Support System: Benefit from selected vendors and ongoing support from the franchise head office || Low Monthly Rent: \$5,400, including utilities (water, electricity, and heating) || Lease: 4 years remaining, with an option to renew || Free Parking: Available for customers || Operational Simplicity: Easily managed by one owner-operator and one part-time employee || Immediate Profitability: Start making money from day one! This is a rare chance to step into a thriving business and embark on your journey as an independent business owner. Don't miss out—act quickly to make this successful franchise yours today!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.