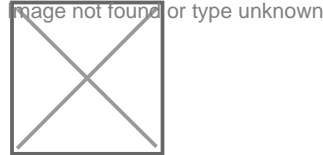


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

A FANTASTIC OPPORTUNITY TO OWN A THRIVING CONVENIENCE STORE IN A PRIME LOCATION! THIS...



Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

Listing ID:



27170



MLS ID:


A2184803

\$149,000



 **SAI PATEL**
 (587) 897-4500

 RE/MAX Real Estate (Mountain View)
 403-247-5178

 Calgary , Alberta

Transaction Type For Lease	Days On Market 31	Lease Amount 32.00
Lease Frequency Annually	Year Built 2008	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 1633.00
Building Area (Sq. M.) 151.71	Inclusions Seller will provide equipment list	Restrictions None Known

Reports

Other Documents

A fantastic opportunity to own a thriving convenience store in a prime location! This well-established business is situated in a busy plaza in Southwest Calgary, offering excellent visibility, accessibility, and ample parking. The store is surrounded by a growing residential area and a bustling strip mall, ensuring a steady flow of customers. Business Highlights: Consistent Performance: Average gross sales exceeding \$1 million annually for the past three years. Diverse Revenue Streams: Lottery tickets Tobacco products General merchandise Party supplies Key cutting Fax and printing services Helium balloons, and more Low Overheads: Monthly rent of approximately \$7200 including operating costs and all utilities. Turnkey Operation: All equipment is in excellent condition, and the seller is offering full training to ensure a smooth transition. Proven Success: 15 Years of Stability: Current owner has successfully operated this business at the same location for 15 years, establishing a loyal customer base. Ideal Opportunity: Easy to Operate: Perfect for investment or as a family-run business. This is a rare chance to own a profitable and well-maintained convenience store in a vibrant and high-traffic location. Don't miss out—contact us today to learn more!

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