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## CONVENIENCE STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Calgary, Alberta



**Listing ID:**  
27298

**MLS ID:**  
A2187280

**\$195,000**



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

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

 Calgary , Alberta

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	96	26.00
<b>Lease Frequency</b>	<b>Year Built</b>	<b>Structure Type</b>
Annually	1985	Retail
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>
Commercial	Retail	1600.00
<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>	<b>Restrictions</b>
148.64	Seller will provide equipment list.	None Known
<b>Reports</b>		
Other Documents		

An exceptional opportunity to own a well-established, profitable convenience store with a successful track record spanning for 40 years. This store is located in a highly visible and accessible area, with ample parking and situated next to main roads that provide easy access for customers. It is also within walking distance of a residential neighborhood, a public elementary school, a Catholic school, and local churches—making it an ideal stop for families, students, and members of the community. With a long history and many loyal customers, this store generates stable earnings year-round. Its longstanding presence in the community and its strategically advantageous location ensure continued success and trust among the locals. The store's large space also offers significant growth opportunities. There is potential to expand product offerings to further meet the needs of the customer base, such as adding lunch options, slushy beverages, seasonal items, and more, which could increase profitability and broaden the store's appeal. This is a rare opportunity to acquire a thriving business with deep community roots and excellent growth potential.

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