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CONVENIENCE STORE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
27298

MLS ID:
A2187280

\$224,900



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

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

 Calgary , Alberta

Transaction Type For Lease	Days On Market 17	Lease Amount 26.00
Lease Frequency Annually	Year Built 1985	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 1600.00
Building Area (Sq. M.) 148.64	Inclusions Seller will provide equipment list.	Restrictions None Known

Reports

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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