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CONVENIENCE STORE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
29334

MLS ID:
A2193867

\$599,900



 **KAMAL JAIN**
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 403-547-4102

 Calgary , Alberta

Transaction Type For Lease	Days On Market 10	Lease Amount 8500.00
Lease Frequency Monthly	Lease Term Renewal Option	Lease Term Remaining 96
Year Built 1972	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 3000.00	Building Area (Sq. M.) 278.71
Footprint (Sq. Ft.) 3000	Access to Property Major Shopping Center	Inclusions List of equipment
Restrictions Landlord Approval	Reports Formal Lease,Unaudited Financial Stmnts	

What An Opportunity previously 7/11 now leading brand of convenience store franchise with no royalty fee but very good support store is got very good sales across from Tim Horton running 24 hrs and also have booth for cheque cashing Money transfers paying sublease rent of \$3500 being received by current owner , and extra income from Bitcoin \$400 per month plus \$700 from Bank machine per month rental Plus ATM income ,more then 70% rent coming in as permanent extra rental incoming store plus profit from all other sales this store has Got it all Vape, Tabaco, gift items this well established business running 24 hrs in South East area of Calgary Sales over 1.5 million what a opportunity to take over and take home six figure income and very east to run operation come see for your self please do not talk to staff strictly viewing Only by appointment note all equipment in store including Upright coolers freezers ovens everything around 2 years old almost new including ice cube making machines Slurpee machines to many items to detail . wont last long call your Realtor for more information or private viewing appointment.

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