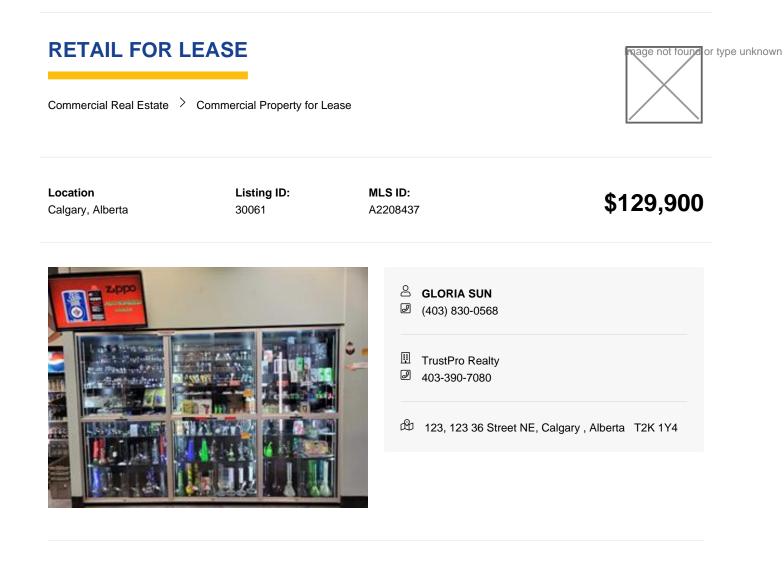


Generated: Apr 19, 2025, 22:15:00

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Transaction Type	Days On Market	Lease Amount
For Lease	16	5500.00
Lease Frequency	Zoning	Subdivision
Monthly	mc-1	Marlborough
Year Built	Structure Type	Property Type
1990	Retail	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	24356	748.00
Building Area (Sq. M.)	Inclusions	Restrictions
69.49	N/A	None Known
Reports None		

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, bongs, 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!

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