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21, 11625 ELBOW DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
30149


MLS ID:
A2210221

\$115,000



 **VINAY THANKEY**
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 21, 11625 Elbow Drive , Calgary , Alberta T2W 1G8

Transaction Type For Lease	Days On Market 8	Lease Amount 32.00
Lease Frequency Annually	Subdivision Canyon Meadows	Year Built 1977
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1633.00	Building Area (Sq. M.) 151.71	Inclusions See Equipment List
Restrictions None Known	Reports Financial Statements	

Looking to be your own boss? Look no further, this well-established convenience store offers an exceptional business opportunity. Situated in a bustling strip mall with high visibility and steady foot and vehicle traffic, the location benefits from easy access off both Elbow Drive and Anderson Road. The business has been operating successfully in the same location for many years and has a loyal customer base drawn from nearby residential homes, E.P. Scarlett High School, an aquatic center, and several churches—all within walking distance. This turnkey operation is easy to manage and offers diverse revenue streams including lottery tickets, tobacco products, general merchandise, party supplies, key cutting, fax and printing services, and helium balloons. Ample parking ensures convenience for customers, making it a go-to stop in the neighborhood. Whether you're a first-time business owner or looking to expand your portfolio, this is a fantastic opportunity in a thriving area. Full training provided. Total rent includes - Rent + Operating Costs and Utilities. Please note that all viewings are strictly by appointment only, and we kindly request that you do not approach the staff directly.

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