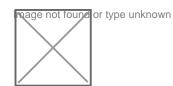


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1, 735 RANCHLAND BOULEVARD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

31343

MLS ID: A2239526

\$149,000



SAM KIM

**2** (403) 247-7770

□ CIR Realty

**403-247-7770** 

rM1

1, 735 Ranchland Boulevard NW, Calgary , Alberta T3G 3A9

Transaction Type Days On Market Lease Amount

For Lease 107 3600.00

Lease Frequency Subdivision Building Type

Monthly

Ranchlands

Commercial Mix,Low Rise (2-4 stories),Retail,Strip Mall

Year BuiltStructure TypeProperty Type1985Low Rise (2-4 stories)Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Retail 1600.00 148.64

InclusionsRestrictionsReportsN/ANone KnownNone

Looking for a Small Business to Start? This is a great opportunity to own a well-established convenience store located in a residential neighborhood, just off main roads and within walking distance of a public elementary school, a Catholic school, and several churches. The store enjoys steady, year-round income and has built a loyal customer base over the years. Thanks to its prime location and strong presence in the community, the store benefits from consistent foot traffic and repeat business. With its generous space, there is also excellent potential for future growth — including expanding product offerings tailored to local demand such as lunch items, slushy beverages, and seasonal products. Viewings are by appointment only. Don't miss this chance to take over a business with stable earnings and room to grow.

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