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## CONVENIENCE STORE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
31998


**MLS ID:**  
A2254057

**\$425,000**



 **AZIZ WADYA**  
 (403) 270-4060

 TREC The Real Estate Company  
 403-270-4060

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 7	<b>Lease Amount</b> 8500.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option	<b>Lease Term Remaining</b> 89
<b>Building Type</b> Retail	<b>Year Built</b> 1972	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 2976.00
<b>Building Area (Sq. M.)</b> 276.48	<b>Roof</b> Flat	<b>Inclusions</b> upon viewing
<b>Restrictions</b> See Remarks	<b>Reports</b> None	

Exceptional opportunity to own a well-established 24-hour convenience store franchise in Southeast Calgary, directly across from Tim Hortons in a high-traffic location. With no royalty fees and strong franchise support, this store offers multiple income streams, including cheque cashing, money transfers, sublease rent of \$3,500/month, Bitcoin machine revenue of \$400/month, bank machine rental of \$700/month, plus additional ATM income. This is truly an all-you-need store, offering smoke products, vape, gifts, clothing, fried chicken, wedges, sambosas, and much more. It also carries a wide selection of everyday essentials and is equipped with modern coolers, freezers, ovens, ice machines, and 8 dispensers Slurpee machines—most less than two years old. Located in a vibrant community with a diverse population from various ethnic backgrounds, the business benefits from a strong customer base and excellent growth potential. You can easily generate extra sales by adding Ethiopian, Eritrean, Sudanese, and Arabic ethnic products. This is a turnkey, easy-to-run operation with six-figure income potential. Strictly viewing by appointment only; please do not approach staff.

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