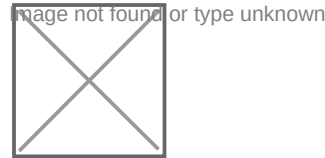


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

EXCEPTIONAL OPPORTUNITY TO OWN A WELL-ESTABLISHED 24-HOUR CONVENIENCE STORE FRANCHISE IN SOUTHEAST...



Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

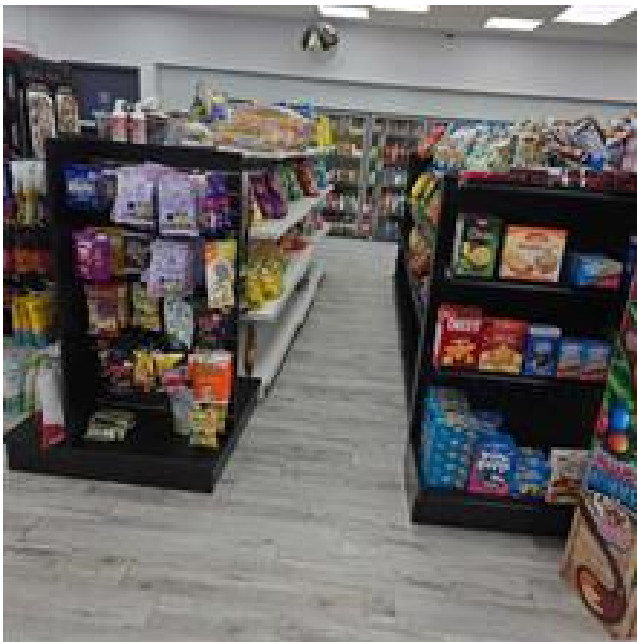
Listing ID:

32820

MLS ID:

A2269885

\$375,000



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

 TREC The Real Estate Company
 403-270-4060

 Calgary , Alberta

Transaction Type For Lease	Days On Market 10	Lease Amount 8500.00
Lease Frequency Monthly	Lease Term Remaining 80	Building Type Retail
Year Built 1972	Structure Type Multi Unit	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 2976.00	Building Area (Sq. M.) 276.48
Inclusions none	Restrictions Landlord Approval	Reports 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.