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CONVENIENCE STORE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33985

MLS ID:
A2284923

\$199,900



 **KAMAL JAIN**
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 Real Estate Professionals Inc.
 403-547-4102

 Calgary , Alberta

Transaction Type For Lease	Days On Market 59	Lease Amount 5000.00
Lease Frequency Monthly	Lease Term Renewal Option	Lease Term Remaining 60
Building Type Retail	Year Built 2022	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 1353.00
Building Area (Sq. M.) 125.70	Inclusions List of equipment	Restrictions Landlord Approval, None Known
Reports Other Documents, Unaudited Financial Stmnts		

Excellent opportunity to own a well-established convenience store in a prime Legacy Mall Calgary location In south east calgary surrounded by constant vehicle and pedestrian traffic throughout the day. With outstanding visibility and easy access, this shop benefits from a steady flow of neighborhood customers along with strong passing traffic that keeps sales consistent year-round. This business stands out because of its multiple income streams beyond regular retail sales. Currently running smoke and cigar shop with exotic Candies It can offers U-Haul rentals, lottery services, and a Bitcoin ATM, all of which Can bring in reliable daily foot traffic and repeat customers. There are also future plans to introduce a photo booth for passport and visa photos, creating an additional service that will further increase revenue and customer visits. Operating with low monthly rent and a simple, efficient setup, this is a true turnkey opportunity for an owner-operator or investor. The combination of high exposure, diversified income sources, and low overhead makes this a smart and stable business to take over with strong potential for continued growth.

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