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CONVENIENCE STORE FOR LEASE



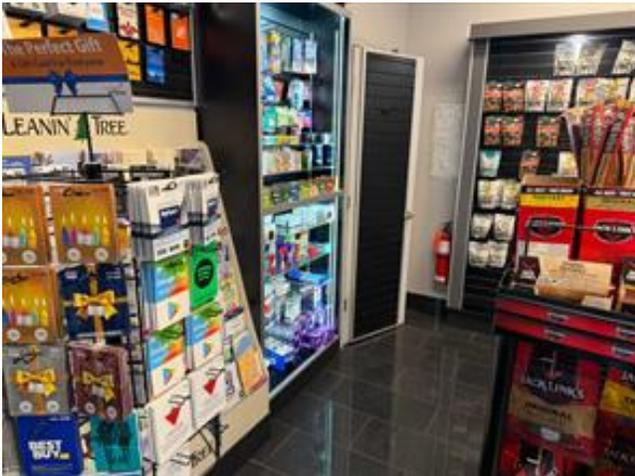
Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34282

MLS ID:
A2291118

\$99,000



 **GURJIT BIRRING**
 (403) 404-8100

 RE/MAX House of Real Estate
 403-287-3880

 Calgary , Alberta

Transaction Type For Lease	Days On Market 55	Lease Amount 3402.22
Lease Frequency Monthly	Year Built 1978	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 532.00
Building Area (Sq. M.) 49.42	Inclusions N/A	Restrictions Landlord Approval
Reports Leases		

Excellent opportunity to own a well-established convenience store in the heart of Downtown. Located in a high foot-traffic area surrounded by office towers, residential buildings, hotels, and retail spaces, with +15 access bringing constant flow of professionals, commuters, residents, and tourists. This fully equipped turnkey operation offers strong and consistent revenue with a loyal customer base and steady walk-in traffic. Significant growth potential through expanded product lines, extended hours, delivery services, or additional high-margin items. Ideal for an owner-operator or investor seeking a profitable business in a prime downtown location. Opportunities like this rarely come available. Financial and lease details available upon request.

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