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PRIME OPPORTUNITY: TURNKEY MINI CONVENIENCE STORE AT A BUSY CALGARY TRANSIT STATION – DOWNTOWN C...



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34481

MLS ID:
A2294498

\$200,000



 **SAM PATEL**
 (587) 582-6032

 KPLI Real Estate Corporation
 403-554-8453

 Calgary , Alberta

Transaction Type

For Lease

Days On Market

1

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

375.00

Building Area (Sq. M.)

34.84

Inclusions

Equipment List will be provided upon signing an NDA.

Restrictions

Call Lister, Landlord Approval

Reports

Call Lister, Chattel/Equipment, Financial Statements

Prime Opportunity: Turnkey Mini Convenience Store at a Busy Calgary Transit Station – Downtown Calgary For sale: A well-established, low-overhead convenience store located directly in a major Calgary Transit CTrain station in the heart of downtown Calgary. This high-visibility spot benefits from exceptional daily foot traffic from commuters, with volumes steadily increasing each month as Calgary's major employers continue calling employees back to office work full-time or hybrid schedules in 2025–2026. Attractive Lease: Only \$1,710/month + GST (includes base rent, operating costs, and utilities: electricity, gas, and water) – one of the most affordable setups in the area for this level of exposure. Simple, Profitable Operations: Currently run by the owner with minimal staff (can easily operate with just one employee). Manageable hours offer great work-life balance, with significant upside potential by extending hours to capture more revenue from morning/evening commuters and weekend traffic. Strong Customer Base: Situated in a high-density commuter hub, the store enjoys consistent weekday traffic and loyal repeat customers from transit users, nearby office workers, and residents. Ideal for the Right Buyer: The long-term owner is retiring and wants to pass this legacy business to a dedicated buyer who will continue running and growing it profitably. Full training and ongoing support will be provided as needed. Perfect Escape from the 9-5: If you're tired of the corporate grind and looking to build sustainable substitute/passive-ish income through a straightforward retail operation, this could be your ideal next step. This is a rare chance to own a cash-flowing, low-risk convenience store in a prime transit location with built-in growth from Calgary's ongoing return-to-office momentum. Don't miss out – reach out today for more details, financials, or to schedule a viewing! *** Business assets sale only – real estate not included.***

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