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## CONVENIENCE STORE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
34799


**MLS ID:**  
A2300267

**\$84,900**



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 735 Ranchland Boulevard , Calgary , Alberta T3G 3A9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 4	<b>Lease Amount</b> 28.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Ranchlands	<b>Building Type</b> Retail
<b>Year Built</b> 1985	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1600.00	<b>Building Area (Sq. M.)</b> 148.64
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

An excellent opportunity to acquire a well-established convenience store located in a desirable residential neighborhood with strong community presence. Ideally situated just off main roads and within walking distance to a public elementary school, Catholic school, and several churches, this business benefits from steady foot traffic and a loyal, repeat customer base. The store generates consistent, year-round income and has recently expanded its service offerings to further enhance revenue potential. Newly added services include U-Haul vehicle rentals, Western Union, and MoneyGram, providing multiple additional income streams and increasing daily customer visits. Further upside is on the horizon with PUDOpoint (parcel pickup and drop-off service) approved and expected to be operational within the next few weeks, pending final signage and paperwork completion. The premises offer generous space, presenting excellent opportunities for future growth. A new owner can capitalize on unmet local demand by introducing complementary product lines such as fresh lunch items, slushy beverages, and seasonal merchandise. This is a turnkey operation ideal for an owner-operator or investor seeking a stable business with proven income and clear upside potential. Don't miss this opportunity to take over a community-focused business with strong fundamentals and continued growth ahead.

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