



**GRASSROOTS**  
REALTY GROUP

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**#1, 390 Northmount Drive  
Calgary, Alberta**

**MLS # A2214803**



**\$129,000**

**Division:** Highwood

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,877 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** As Per Equipment List

The store is located in a residential area but next to one of busiest street in NW and within walking distance from junior high school, elementary school, churches, and public outdoor swimming pool. Due to the lack of other convenience stores in its vicinity, the store attracts a high volume of customers belonging to various demographics; for example, during lunch and after-school hours on school days, The store has been in operation for more than 60 years at the same location; while there were several ownership changes and the person who worked as an employee is now running the store on behalf of the owner, there has been no drastic changes experienced with its primary vendors or foot traffic. The store has many loyal customers who have been purchasing from the store for years. Because of its competitively advantageous location and its lasting presence in the community, the store can provide a stable source of earnings all year round. In addition, due to its large space, the store offers even more potential growth opportunities, such as the expansion of product offerings that cater to its primary customers (e.g. lunch foods, slushy beverages, seasonal products, providing access to dry cleaning and alteration services, and etc). \*\*\*NEW LEASE AGREEMENT IS AVAILABLE UPON REQUEST. Base rent \$3,300 + property tax + gst = \$4,428/ month\*\*\* PLEASE DO NOT APPROACH THE STAFF OR VISIT THE STORE WITHOUT ANY APPOINTMENT.