



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

MLS # A2227623

Edmonton, Alberta



\$70,000

Division: Edmonton

Type: Mixed Use

Bus. Type: Convenience Store,Retail

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 677 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

LOOKING TO START A SMALL BUSINESS? Don't miss this excellent opportunity to own a convenience store located within a condo building in the heart of downtown Edmonton, surrounded by high-density residential, retail, and office developments. This is a turnkey opportunity for entrepreneurs ready to step into a proven location and take the business to the next level. This 677 sq ft unit is perfect for an owner/operator, offering exceptional value with a monthly rent of \$2,100, which includes all utilities, operating costs, and one assigned parking stall—a rare and valuable feature in the downtown core. The current owner has successfully operated the business for 3 years, with steadily increasing sales thanks to strong foot traffic and a growing local population. Sale includes business equipment and leasehold improvements only—inventory is not included (approximate value: \$20,000–\$30,000).