

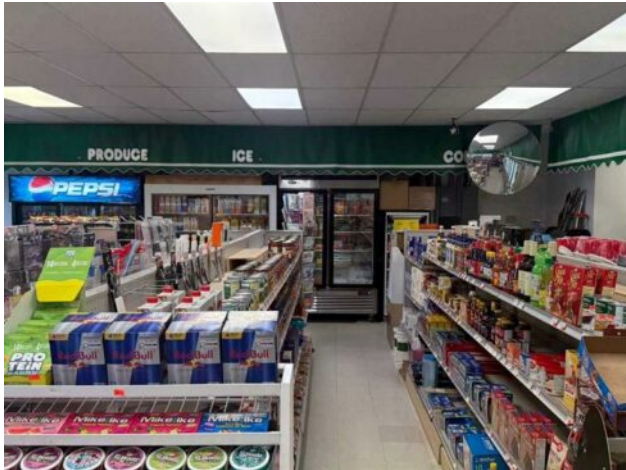


**GRASSROOTS**  
REALTY GROUP

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

1, 735 Ranchland Boulevard NW  
Calgary, Alberta

MLS # A2239526



**\$149,000**

Division: Ranchlands

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,600 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Looking for a Small Business to Start? This is a great opportunity to own a well-established convenience store located in a residential neighborhood, just off main roads and within walking distance of a public elementary school, a Catholic school, and several churches. The store enjoys steady, year-round income and has built a loyal customer base over the years. Thanks to its prime location and strong presence in the community, the store benefits from consistent foot traffic and repeat business. With its generous space, there is also excellent potential for future growth &mdash; including expanding product offerings tailored to local demand such as lunch items, slushy beverages, and seasonal products. Viewings are by appointment only. Don't miss this chance to take over a business with stable earnings and room to grow.