

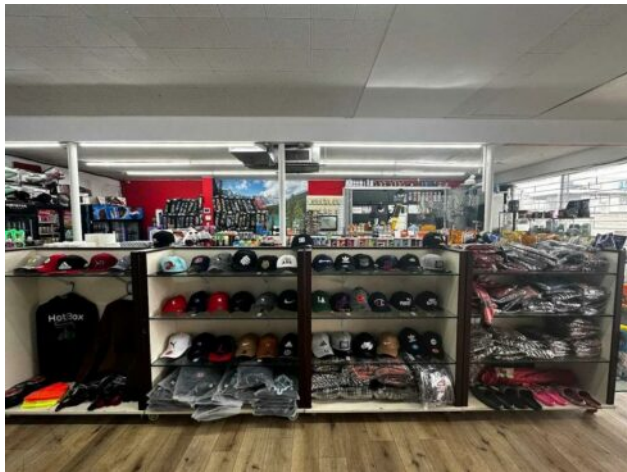


GRASSROOTS
REALTY GROUP

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3319 17 Avenue SE
Calgary, Alberta

MLS # A2272337



\$188,000

Division:	Forest Lawn
Type:	Business
Bus. Type:	Commercial ,Convenience Store,Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,200 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Refer to Equipment List		

Established convenience store with over 10 years of operation on 17th Ave SE Calgary, next to Lab Services. Prime location with excellent visibility and heavy foot traffic, connecting downtown Calgary, East Hills and Stoney Trail. The property offers 1,200 sq ft on the main floor plus 1,200 sq ft in the walkout basement with washroom, providing ample space for storage or expansion. Low rent with a strong lease and renewal option. Great potential to increase revenue by expanding product offerings and store hours. Don't miss this high traffic opportunity. Book your showing today!