



GRASSROOTS
REALTY GROUP

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**440 Erin Woods Drive SE
Calgary, Alberta**

MLS # A2280081



\$2,700,000

Division:	Erin Woods
Type:	Retail
Bus. Type:	Convenience Store,Gas Station
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,150 sq.ft.
Zoning:	C-N2

Heating: Make-up Air, Natural Gas

Floors: -

Roof: Flat, Rolled/Hot Mop

Exterior: -

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Inclusions: ALL SHELIVING, ALL COOLERS , COFFEE MACHINES , PIZZA WARMER , ALL PUMPS , ROOFTOP HEATING SYSTEM, SECURITY CAMRAS AND EQUIPMENT , LIST WILL BE PROVIDED

Turn key operation!!! Land , building and business included , this location and owners been operating this location for many years , all the improvements been improved to serve the community , from inside of the building , to replacement of all built in coolers , counter tops (Granite) raised front counter , all shelving , fibreglass Gas tanks The location is ideal for anyone looking to invest in a thriving business with a solid customer base. The well-maintained premises, combined with a longstanding reputation for excellent service, make this a unique opportunity. Whether you're an experienced entrepreneur or new to the business world, the potential for growth and profitability here is immense. Don't miss out on this chance to be a part of a vibrant community and a successful business operation. (Granite) raised front counter , all shelving , fibreglass Gas tanks . You will not be disappointed .