



GRASSROOTS
REALTY GROUP

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MLS # A2284921

Calgary, Alberta



\$99,900

Division: Calgary

Type: Retail

Bus. Type: Convenience Store

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 600 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: list of equipment

Excellent opportunity to own a well-established convenience store in a prime NW Calgary location on busy 14 St NW, surrounded by constant vehicle and pedestrian traffic throughout the day. With outstanding visibility and easy access, this shop benefits from a steady flow of neighborhood customers along with strong passing traffic that keeps sales consistent year-round. This business stands out because of its multiple income streams beyond regular retail sales. It currently offers U-Haul rentals, lottery services, and a Bitcoin ATM, all of which bring in reliable daily foot traffic and repeat customers. There are also future plans to introduce a photo booth for passport and visa photos, creating an additional service that will further increase revenue and customer visits. Operating with low monthly rent and a simple, efficient setup, this is a true turnkey opportunity for an owner-operator or investor. The combination of high exposure, diversified income sources, and low overhead makes this a smart and stable business to take over with strong potential for continued growth.