



**MLS # A2291630**

**Calgary, Alberta**



**\$288,800**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Convenience Store
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,950 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** SELLER WILL PROVIDE A LIST

**CONVENIENCE STORE.** This profitable and expanding convenience store enjoys a prime location near schools, a community centre, and within a stable neighbourhood. Its position ensures a consistent stream of customers, contributing to reliable business performance. The store has been operated by the current owner for the past 5 years. As the owner is planning to retire, this presents an excellent opportunity for the next family looking to take on a business venture. The transition promises stability and continuity. Stable income stream, ideal for new owners. Easy to manage, suitable for family operation. A new five-year lease has just commenced, offering security and peace of mind for the future.