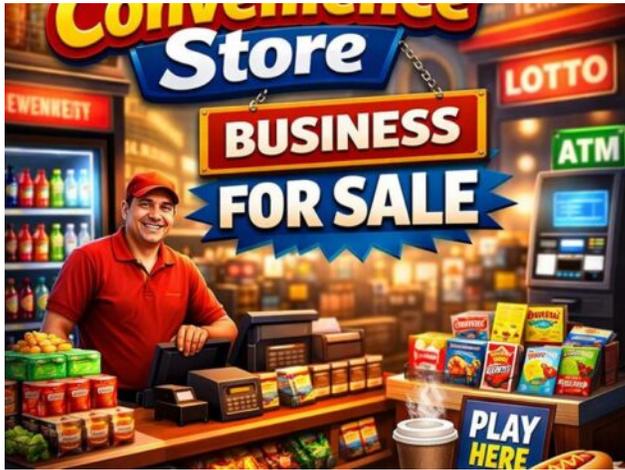




MLS # A2294498

Calgary, Alberta



\$200,000

Division: Calgary
Type: Business
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 375 sq.ft.
Zoning: -

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

Inclusions: Equipment List will be provided upon signing an NDA.

Prime Opportunity: Turnkey Mini Convenience Store at a Busy Calgary Transit Station – Downtown Calgary For sale: A well-established, low-overhead convenience store located directly in a major Calgary Transit CTrain station in the heart of downtown Calgary. This high-visibility spot benefits from exceptional daily foot traffic from commuters, with volumes steadily increasing each month as Calgary's major employers continue calling employees back to office work full-time or hybrid schedules in 2025–2026. **Attractive Lease:** Only \$1,710/month + GST (includes base rent, operating costs, and utilities: electricity, gas, and water) – one of the most affordable setups in the area for this level of exposure. **Simple, Profitable Operations:** Currently run by the owner with minimal staff (can easily operate with just one employee). Manageable hours offer great work-life balance, with significant upside potential by extending hours to capture more revenue from morning/evening commuters and weekend traffic. **Strong Customer Base:** Situated in a high-density commuter hub, the store enjoys consistent weekday traffic and loyal repeat customers from transit users, nearby office workers, and residents. **Ideal for the Right Buyer:** The long-term owner is retiring and wants to pass this legacy business to a dedicated buyer who will continue running and growing it profitably. Full training and ongoing support will be provided as needed. **Perfect Escape from the 9-5:** If you're tired of the corporate grind and looking to build sustainable substitute/passive-ish income through a straightforward retail operation, this could be your ideal next step. This is a rare chance to own a cash-flowing, low-risk convenience store in a prime transit location with built-in growth from Calgary's ongoing return-to-office momentum. Don't miss out – reach out today for more details, financials, or

to schedule a viewing!