



MLS # A2295451

Calgary, Alberta



\$90,000

Division: Calgary
Type: Business
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,452 sq.ft.
Zoning: -

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

Situated in a prime, high-exposure location, this spacious convenience store presents an excellent opportunity for both owner-operators and investors. The large retail footprint offers flexibility, including the option to sublease a portion of the space (subject to landlord approval), creating an additional income stream and maximizing the value of the premises. Currently, the business does not offer lottery services, providing a clear opportunity for a new owner to boost revenue by adding this high-demand feature. With strong visibility, steady traffic, and untapped potential, this store is well-positioned for growth. Adding even more long-term upside, a future school site is planned nearby, which is expected to significantly increase foot traffic and customer demand in the area. Don't miss this opportunity to own a well-located business with multiple avenues for expansion and increased profitability.