



**735 Ranchland Boulevard
Calgary, Alberta**

MLS # A2300267



\$84,900

Division:	Ranchlands
Type:	Business
Bus. Type:	Convenience Store
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,600 sq.ft.
Zoning:	-

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

An excellent opportunity to acquire a well-established convenience store located in a desirable residential neighborhood with strong community presence. Ideally situated just off main roads and within walking distance to a public elementary school, Catholic school, and several churches, this business benefits from steady foot traffic and a loyal, repeat customer base. The store generates consistent, year-round income and has recently expanded its service offerings to further enhance revenue potential. Newly added services include U-Haul vehicle rentals, Western Union, and MoneyGram, providing multiple additional income streams and increasing daily customer visits. Further upside is on the horizon with PUDOpoin (parcel pickup and drop-off service) approved and expected to be operational within the next few weeks, pending final signage and paperwork completion. The premises offer generous space, presenting excellent opportunities for future growth. A new owner can capitalize on unmet local demand by introducing complementary product lines such as fresh lunch items, slushy beverages, and seasonal merchandise. This is a turnkey operation ideal for an owner-operator or investor seeking a stable business with proven income and clear upside potential. Don't miss this opportunity to take over a community-focused business with strong fundamentals and continued growth ahead.