



MLS # A2158093

Calgary, Alberta



\$149,900

Division:	Calgary
Type:	Business
Bus. Type:	Commercial , Convenience Store, Parking, Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,200 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Back Lane, Near Shopping Center, Near Public Transit

Inclusions: See list of equipment

Discover a fantastic opportunity with this established convenience store running for over 10 years on 17th Ave SE Calgary next to Lab Services. This store benefits from high visibility and heavy foot traffic, bridging downtown Calgary, East Hills, and Stoney Trail. This space has very low rent and very good lease with option to renew. 1,200 sq ft main floor + 1,200 sq ft walkout basement with washroom (Total of 2,400 sq ft) offers ample room for storage and additional operations. Hot and cold food can be added to increase sales. Double your store hours & triple your sales! Don't miss out on this prime spot with significant potential for growth in a high-traffic area!