

\$124,900 - N/A, Calgary

MLS® #A2184803

\$124,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Calgary, Alberta

A fantastic opportunity to own a thriving convenience store in a prime location! This well-established business is situated in a busy plaza in Southwest Calgary, offering excellent visibility, accessibility, and ample parking. The store is surrounded by a growing residential area and a bustling strip mall, ensuring a steady flow of customers.

Business Highlights:

Consistent Performance: Average gross sales exceeding \$1 million annually for the past three years.

Diverse Revenue Streams:

Lottery tickets

Tobacco products

General merchandise

Party supplies

Key cutting

Fax and printing services

Helium balloons, and more

Low Overheads: Monthly rent of approximately \$7200 including operating costs and all utilities.

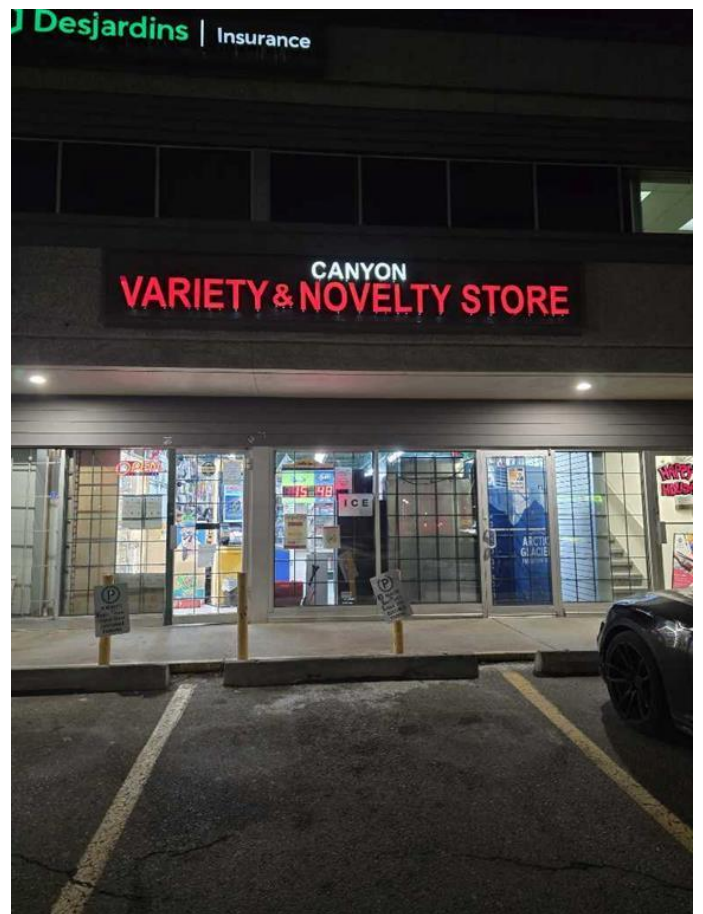
Turnkey Operation: All equipment is in excellent condition, and the seller is offering full training to ensure a smooth transition.

Proven Success:

15 Years of Stability: Current owner has successfully operated this business at the same location for 15 years, establishing a loyal customer base.

Ideal Opportunity:

Easy to Operate: Perfect for investment or as



a family-run business.

This is a rare chance to own a profitable and well-maintained convenience store in a vibrant and high-traffic location. Don't miss out—contact us today to learn more!

Built in 2008

Essential Information

MLS® #	A2184803
Price	\$124,900
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

Additional Information

Date Listed	December 30th, 2024
Days on Market	97

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

