

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

CONVENIENCE STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Calgary, Alberta



Listing ID:
30306


MLS ID:
A2213653

\$209,000



 **SAI PATEL**
 (587) 897-4500

 RE/MAX Real Estate (Mountain View)
 403-247-5178

 Calgary , Alberta

Transaction Type	Days On Market	Lease Amount
For Lease	66	1710.00
Lease Frequency	Year Built	Structure Type
Monthly	2009	Retail
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Business	375.00
Building Area (Sq. M.)	Inclusions	Restrictions
34.84	Seller will provide equipment list.	None Known
Reports		
Other Documents		

An exceptional opportunity to own a thriving convenience and grocery store in one of Calgary's most strategic, high-exposure areas. Perfectly situated near essential services, densely populated residential neighborhoods, and just steps from an LRT station, the store benefits from constant foot traffic and excellent accessibility. The business features a well-curated mix of high-demand products including tobacco, lottery, vapes, grocery essentials, an ATM, and more. With a highly competitive lease of only \$1,795.50 per month—which includes base rent, operating costs, all utilities, and GST—this opportunity stands out for its low overhead and strong income potential. Ideal for an owner-operator or investor, this turnkey operation is fully equipped and positioned for continued success. Whether you're looking to run the business yourself or invest in a profitable venture, this store offers an unmatched combination of location, affordability, and potential.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.