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1, 735 RANCHLAND BOULEVARD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease

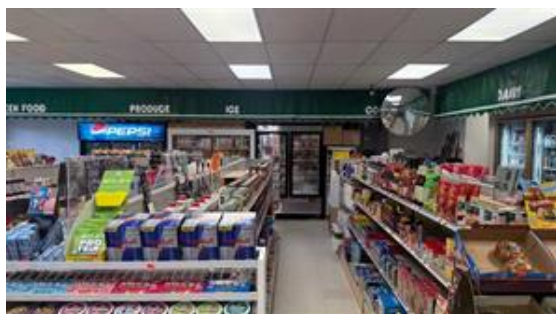




Location
Calgary, Alberta



Listing ID:
31343


MLS ID:
A2239526

\$149,000



 **SAM KIM**
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 1, 735 Ranchland Boulevard NW, Calgary , Alberta T3G 3A9

Transaction Type For Lease	Days On Market 4	Lease Amount 3600.00
Lease Frequency Monthly	Subdivision Ranchlands	Building Type Commercial Mix,Low Rise (2-4 stories),Retail,Strip Mall
Year Built 1985	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1600.00	Building Area (Sq. M.) 148.64
Inclusions N/A	Restrictions None Known	Reports None

Looking for a Small Business to Start? This is a great opportunity to own a well-established convenience store located in a residential neighborhood, just off main roads and within walking distance of a public elementary school, a Catholic school, and several churches. The store enjoys steady, year-round income and has built a loyal customer base over the years. Thanks to its prime location and strong presence in the community, the store benefits from consistent foot traffic and repeat business. With its generous space, there is also excellent potential for future growth — including expanding product offerings tailored to local demand such as lunch items, slushy beverages, and seasonal products. Viewings are by appointment only. Don't miss this chance to take over a business with stable earnings and room to grow.

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