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CONVENIENCE STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Calgary, Alberta



Listing ID:
31654

MLS ID:
A2247255

\$190,000



 **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	4	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.

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