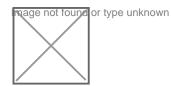


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

CONVENIENCE STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID:

31654

MLS ID:

A2247255

\$190,000



- SAI PATEL
- **2** (587) 897-4500
- RE/MAX Real Estate (Mountain View)
- **403-247-5178**
- 🖒 Calgary , Alberta

Transaction Type

For Lease

Lease Frequency

Monthly

Property Type

Commercial

Building Area (Sq. M.)

34.84

Reports

Other Documents

Days On Market

4

Year Built

2009

Property Sub Type

Business

Inclusions

Seller will provide Equipment list.

Lease Amount

1710.00

Structure Type

Retail

Building Area (Sq. Ft.)

375.00

Restrictions

None Known

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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