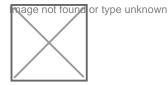


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **CONVENIENCE STORE FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location**Medicine Hat, Alberta

Listing ID: 31739

MLS ID: A2248969

\$99,900



**△** JOEY SABOURIN

**2** (403) 979-2478

■ EXP REALTY

**403-262-7653** 

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544 Rutherford Street NW, Medicine Hat , Alberta  $\,$  T1B 7E2

Transaction Type Days On Market

C-N

For Sale 45

Business Type Zoning

Convenience Store

Building Type Year Built

Commercial Mix 1971

Property Type Property Sub Type
Commercial Business

Building Area (Sq. Ft.) Building Area (Sq. M.)

3248.00 301.75

Restrictions Reports

None Known Financial Statements

**Business Name** 

New Heights Convenience Store

Subdivision

Northwest Crescent Heights

Structure Type

Retail

Legal Plan

7742JK

Inclusions

All fixtures, shelving, countertops, cabinets, display stands, security cameras monitored by Capital Security,

and inventory.

Opportunity Knocks! New Heights Convenience Store is now available in a prime, high-traffic location in North West Crescent Heights, Medicine Hat. This spacious 3,248 sq. ft. bay offers plenty of room for retail, inventory, storage, and includes a bathroom and office space. At the rear, a large warehouse expands the possibilities with high ceilings, an overhead door, and a mezzanine for added functionality. The current lease is transferable or the option to renegotiate subject to landlord approval. With excellent exposure and versatile space, this is the perfect opportunity for an entrepreneur ready to make their mark.

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