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## 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**  
 (403) 979-2478

 **EXP REALTY**  
 403-262-7653

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

**Transaction Type**

For Sale

**Days On Market**

45

**Business Name**

New Heights Convenience Store

**Business Type**

Convenience Store

**Zoning**

C-N

**Subdivision**

Northwest Crescent Heights

**Building Type**

Commercial Mix

**Year Built**

1971

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

7742JK

**Building Area (Sq. Ft.)**

3248.00

**Building Area (Sq. M.)**

301.75

**Inclusions**

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

**Restrictions**

None Known

**Reports**

Financial Statements

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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