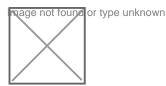


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **CONVENIENCE STORE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

31998

MLS ID: A2254057

\$425,000



- AZIZ WADYA
- **2** (403) 270-4060
- TREC The Real Estate Company
- **403-270-4060**
- 🖒 Calgary , Alberta

**Transaction Type** 

For Lease

**Days On Market** 

Lease Amount

8500.00

**Lease Frequency** 

Monthly

Lease Term

Renewal Option

Lease Term Remaining

**Building Type** 

Retail

Year Built 1972

Structure Type

Retail

**Property Type** 

Commercial

**Property Sub Type** 

Retail

Building Area (Sq. Ft.)

2976.00

Inclusions

upon viewing

Building Area (Sq. M.)

276.48

Roof Flat

Reports

Restrictions See Remarks None

Exceptional opportunity to own a well-established 24-hour convenience store franchise in Southeast Calgary, directly across from Tim Hortons in a high-traffic location. With no royalty fees and strong franchise support, this store offers multiple income streams, including cheque cashing, money transfers, sublease rent of \$3,500/month, Bitcoin machine revenue of \$400/month, bank machine rental of \$700/month, plus additional ATM income. This is truly an all-you-need store, offering smoke products, vape, gifts, clothing, fried chicken, wedges, sambosas, and much more. It also carries a wide selection of everyday essentials and is equipped with modern coolers, freezers, ovens, ice machines, and 8 dispensers Slurpee machines—most less than two years old. Located in a vibrant community with a diverse population from various ethnic backgrounds, the business benefits from a strong customer base and excellent growth potential. You can easily genrate extra sales by adding Ethiopian, Eritrean, Sudanese, and Arabic ethnic products . This is a turnkey, easy-to-run operation with six-figure income potential. Strictly viewing by appointment only; please do not approach staff.

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