

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.

## WELL-ESTABLISHED CONVENIENCE STORE LOCATED IN DOWNTOWN STRATHMORE. GENERATING OVER \$1M IN ANNUAL...



Commercial Real Estate > Commercial Property for Sale



**Location**  
Strathmore, Alberta



**Listing ID:**  
32332


**MLS ID:**  
A2261174

**\$425,000**



 **SULAY PANCHAL**  
 (403) 547-4102

 Real Estate Professionals Inc.  
 403-547-4102

 Strathmore , Alberta

**Transaction Type**

For Sale

**Days On Market**

1

**Zoning**

Unknown

**Year Built**

1981

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

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

2013.00

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

187.01

**Inclusions**

None

**Restrictions**

None Known

**Reports**

None

Well-established convenience store located in downtown Strathmore. Generating over \$1M in annual gross revenue, this store offers steady sales, a loyal customer base, and excellent growth potential. Features high margins on slushies, Snow Joe, and vape products, plus generates an additional \$400 fixed monthly rent from ATM and Bitcoin machines. With a very low monthly rent of only \$4,040 (including common area maintenance), this is a turnkey opportunity ideal for an owner-operator or investor seeking a proven profitable business.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.