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234 NORTHMOUNT AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
32745


MLS ID:
A2268793

\$130,000



 **HYUN CHOL BANG**
 (403) 547-8401

 First Place Realty
 403-547-8401

 234 Northmount Avenue , Calgary , Alberta T0T0T0

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|---|---|------------------------------------|
| Transaction Type For Lease | Days On Market 65 | Lease Amount 4300.00 |
| Lease Frequency Monthly | Subdivision Highwood | Year Built 1965 |
| Structure Type Retail | Property Type Commercial | Property Sub Type Retail |
| Building Area (Sq. Ft.) 1200.00 | Building Area (Sq. M.) 111.48 | Inclusions N/A |
| Restrictions None Known | Reports Leases | |

Prime convenience store opportunity located along the high-visibility corridor of Northmount Drive. Positioned just steps from both elementary and junior high school campuses, this location benefits from consistent daily foot traffic and a built-in customer base of families, students, and neighbourhood residents. The retail space is easy to operate and designed for efficiency, with streamlined workflows well-suited for owner-operator or absentee models. In addition to the core convenience store format, the unit features a separate side entrance and well-configured layout that offers flexibility for an ancillary business or complementary tenant use—creating an ideal dual income or expansion scenario. The zoning and access allow for a smooth transition into an added service, such as a café, specialty kiosk, or community-facing offering, augmenting the primary retail footprint. With its unbeatable location, simple operations, and optional additional revenue opportunity, this listing presents a rare chance to acquire a stable, steady-performing retail asset with growth potential in a family-oriented neighbourhood. Agents and investors will appreciate the blend of turn-key convenience plus scope for creative business planning.

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