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234 NORTHMOUNT AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32745

MLS ID: A2268793

\$130,000



A HYUN CHOL BANG

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rM1

234 Northmount Avenue, Calgary, Alberta T0T0T0

Transaction Type

For Lease

Subdivision

Highwood

Property Type Commercial

Building Area (Sq. M.)

111.48

Reports Leases **Lease Amount**

4300.00

Year Built

1965

Property Sub Type

Retail

Inclusions N/A Lease Frequency

Monthly

Structure Type

Retail

Building Area (Sq. Ft.)

1200.00

Restrictions None Known

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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