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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**
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 234 Northmount Avenue , Calgary , Alberta T0T0T0

Transaction Type For Lease	Days On Market 107	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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