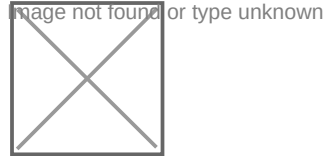


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

EXCEPTIONAL OPPORTUNITY TO OWN A WELL-ESTABLISHED 24-HOUR CONVENIENCE STORE FRANCHISE IN SOUTHEAST...



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
32820

MLS ID:
A2269885

\$375,000



 **AZIZ WADYA**
 (403) 270-4060

 **TREC The Real Estate Company**
 403-270-4060

 Calgary , Alberta

Transaction Type

For Lease

Days On Market

1

Building Type

Retail

Year Built

1972

Structure Type

Multi Unit

Property Type

Commercial

Property Sub Type

Retail

Building Area (Sq. Ft.)

2976.00

Building Area (Sq. M.)

276.48

Inclusions

none

Restrictions

Landlord Approval

Reports

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 generate 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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