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EXCELLENT OPPORTUNITY IN THE HEART OF OGDEN COMMUNITY PRESENTING A WELL- ESTABLISHED CONVENIENCE...



Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

Listing ID:

32869

MLS ID:

A2270814

\$60,000



 **SUPREET SINGH CHAHAL**

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 Executive Real Estate Services

 403-926-9999

 Calgary , Alberta

Transaction Type For Lease	Days On Market 126	Lease Amount 4500.00
Lease Frequency Monthly	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 2200.00	Building Area (Sq. M.) 204.38
Inclusions EQUIPMENT LIST WILL BE PROVIDED.	Restrictions See Remarks	Reports Chattel/Equipment,Leases

Excellent Opportunity in the Heart of Ogden Community Presenting a well-established convenience store located in the vibrant and growing community of Ogden. The property offers a total of 2,200 sq. ft., with 900 sq. ft. currently operating as a convenience store and the remaining space left vacant for your choice of use. The additional area provides flexibility to start another business or sublease for extra income, giving new owners multiple revenue streams. The store currently does not offer lottery services, creating an immediate opportunity to boost sales and expand customer traffic by adding this high-demand product category. Positioned in a busy neighbourhood with strong local foot traffic, this location offers excellent potential for growth and customization to suit your business goals.

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