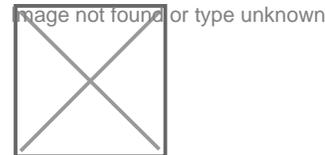


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 735 RANCLAND BOULEVARD NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33600

**MLS ID:**  
A2279111

**\$99,000**



 **SAM KIM**  
 (403) 247-7770

 CIR Realty  
 403-247-7770

 735 Ranchland Boulevard NW, Calgary , Alberta T3G 3A9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 47	<b>Lease Amount</b> 3600.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Ranchlands	<b>Building Type</b> Commercial Mix,Retail,Strip Mall
<b>Year Built</b> 1985	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1600.00	<b>Building Area (Sq. M.)</b> 148.64
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Looking for a Small Business to Start? This is a great opportunity to own a well-established convenience store located in a residential neighborhood, just off main roads and within walking distance of a public elementary school, a Catholic school, and several churches. The store enjoys steady, year-round income and has built a loyal customer base over the years. Thanks to its prime location and strong presence in the community, the store benefits from consistent foot traffic and repeat business. With its generous space, there is also excellent potential for future growth — including expanding product offerings tailored to local demand such as lunch items, slushy beverages, and seasonal products. Viewings are by appointment only. Don't miss this chance to take over a business with stable earnings and room to grow.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.