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## CONVENIENCE STORE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
33985

**MLS ID:**  
A2284923

**\$199,900**



 **KAMAL JAIN**  
 (403) 891-8574

 Real Estate Professionals Inc.  
 403-547-4102

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 66	<b>Lease Amount</b> 5000.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option	<b>Lease Term Remaining</b> 60
<b>Building Type</b> Retail	<b>Year Built</b> 2022	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1353.00
<b>Building Area (Sq. M.)</b> 125.70	<b>Inclusions</b> List of equipment	<b>Restrictions</b> Landlord Approval, None Known

#### Reports

Other Documents, Unaudited Financial  
Stmnts

Excellent opportunity to own a well-established convenience store in a prime Legacy Mall Calgary location In south east calgary surrounded by constant vehicle and pedestrian traffic throughout the day. With outstanding visibility and easy access, this shop benefits from a steady flow of neighborhood customers along with strong passing traffic that keeps sales consistent year-round. This business stands out because of its multiple income streams beyond regular retail sales. Currently running smoke and cigar shop with exotic Candies It can offers U-Haul rentals, lottery services, and a Bitcoin ATM, all of which Can bring in reliable daily foot traffic and repeat customers. There are also future plans to introduce a photo booth for passport and visa photos, creating an additional service that will further increase revenue and customer visits. Operating with low monthly rent and a simple, efficient setup, this is a true turnkey opportunity for an owner-operator or investor. The combination of high exposure, diversified income sources, and low overhead makes this a smart and stable business to take over with strong potential for continued growth.

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