

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.

CONVENIENCE STORE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

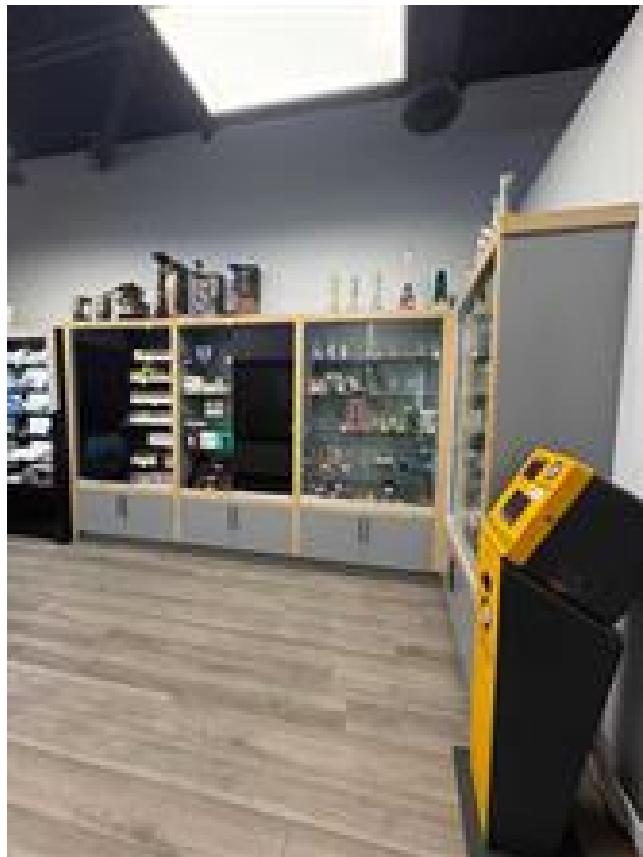


Location
Calgary, Alberta

Listing ID:
33985

MLS ID:
A2284923

\$199,900



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

 Real Estate Professionals Inc.
 403-547-4102

 Calgary , Alberta

Transaction Type	Days On Market	Building Type
For Lease	1	Retail
Year Built	Structure Type	Property Type
2022	Retail	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Retail	1353.00	125.70
Inclusions	Restrictions	Reports
List of equipment	Landlord Approval, None Known	Other Documents, Unaudited Financial Stmtns

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 offer 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.

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.