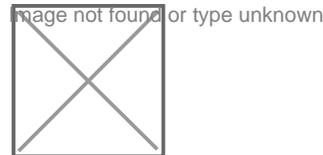


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## CONVENIENCE STORE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34282

**MLS ID:**  
A2291118

**\$99,000**



 **GURJIT BIRRING**  
 (403) 404-8100

 RE/MAX House of Real Estate  
 403-287-3880

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 61	<b>Lease Amount</b> 3402.22
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 1978	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 532.00
<b>Building Area (Sq. M.)</b> 49.42	<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval
<b>Reports</b> Leases		

Excellent opportunity to own a well-established convenience store in the heart of Downtown. Located in a high foot-traffic area surrounded by office towers, residential buildings, hotels, and retail spaces, with +15 access bringing constant flow of professionals, commuters, residents, and tourists. This fully equipped turnkey operation offers strong and consistent revenue with a loyal customer base and steady walk-in traffic. Significant growth potential through expanded product lines, extended hours, delivery services, or additional high-margin items. Ideal for an owner-operator or investor seeking a profitable business in a prime downtown location. Opportunities like this rarely come available. Financial and lease details available upon request.

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