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CONVENIENCE STORE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34799

MLS ID:
A2300267

\$84,900



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An excellent opportunity to acquire a well-established convenience store located in a desirable residential neighborhood with strong community presence. Ideally situated just off main roads and within walking distance to a public elementary school, Catholic school, and several churches, this business benefits from steady foot traffic and a loyal, repeat customer base. The store generates consistent, year-round income and has recently expanded its service offerings to further enhance revenue potential. Newly added services include U-Haul vehicle rentals, Western Union, and MoneyGram, providing multiple additional income streams and increasing daily customer visits. Further upside is on the horizon with PUDOpoint (parcel pickup and drop-off service) approved and expected to be operational within the next few weeks, pending final signage and paperwork completion. The premises offer generous space, presenting excellent opportunities for future growth. A new owner can capitalize on unmet local demand by introducing complementary product lines such as fresh lunch items, slushy beverages, and seasonal merchandise. This is a turnkey operation ideal for an owner-operator or investor seeking a stable business with proven income and clear upside potential. Don't miss this opportunity to take over a community-focused business with strong fundamentals and continued growth ahead.

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