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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



 **SAM KIM**
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 735 Ranchland Boulevard , Calgary , Alberta T3G 3A9

Transaction Type For Lease	Days On Market 62	Lease Amount 28.00
Lease Frequency Annually	Subdivision Ranchlands	Building Type Retail
Year Built 1985	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 1600.00	Building Area (Sq. M.) 148.64
Inclusions N/A	Restrictions None Known	Reports None

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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