

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.

PLEASE DO NOT APPROACH OR CONTACT THE STAFF DIRECTLY. EXCEPTIONAL OPPORTUNITY TO TAKE OVER A NEWLY...



Commercial Real Estate > Commercial Property for Lease

Location Chestermere, Alberta	Listing ID: 35358	MLS ID: A2313512	\$199,000
---	-----------------------------	----------------------------	------------------



MOHIT DHILLON
 (587) 719-5523

Century 21 Bravo Realty
 403-250-2882

Chestermere , Alberta

Transaction Type
For Lease

Days On Market
1

Building Type
Retail

Year Built
2022

Structure Type
Retail

Property Type
Commercial

Property Sub Type
Business

Building Area (Sq. Ft.)
1258.00

Building Area (Sq. M.)
116.87

Inclusions
Assets

Restrictions
Landlord Approval

Reports
None

Please do not approach or contact the staff directly. Exceptional opportunity to take over a newly built convenience store asset in the growing community of Chestermere. This asset sale includes leasehold improvements, fixtures, equipment, and business assets that are all less than one year old, giving a buyer the chance to step into a clean, modern, and fully built-out store without going through the time, cost, and stress of starting from scratch. Located on a busy boulevard within walking distance to a school, this 1,258 sq. ft. +/- convenience store sits in a busy plaza surrounded by complementary tenants including a bakery, liquor store, pizza shop, meat shop, and more. The store is already set up to serve a wide range of daily customers and offers key convenience features including ATM machines, Bitcoin services, lottery, Ria money transfer worldwide, Slurpee, ice cream, snacks, drinks, and general convenience items. The business is priced attractively based on the cost of improvements, equipment, and assets, with no historical financials being represented as part of the sale. Inventory is not included in the purchase price and can be handled separately at the time of sale. A rare chance to acquire a fresh, well-presented, and manageable convenience store asset in a desirable Chestermere location with strong community exposure.

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.