



GRASSROOTS
REALTY GROUP

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456 anystreet Avenue SE
Calgary, Alberta

MLS # A2255320



\$279,000

Division: Dover
Type: Retail
Bus. Type: Convenience Store
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 3,202 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	check with listing agent		

Excellent high volume turnkey Grocery & CONVENIENCE STORE business! Gross sales approx. \$1M/2023, including Lottery, Tobacco, Grocery, BONGS, Smoke Accessories & more. Currently, 2 part-time employees work from 9 Am to 9 Pm, and the owner manages administrative duties and purchasing. This highly profitable store is located in the heart of a Southeast Calgary Community and is well-known and liked by the community for its service over the past 18 years. 3202 SQ FT large size store with low rent features a huge storage room and office at back, as well as full equipment, including walk-in cooler, Slurpee machine, etc. All equipment are in immaculate condition and are all owned. Despite the massive \$2M gross sales in 2017, it was the lowest in recent history and is currently bouncing up. Tons of potential to increase profit by new owner. Turnkey opportunity--don't need to change anything at all. No experience necessary. Seller will train to ensure smooth transition. All viewings by appointment only. PLEASE DO NOT APPROACH STAFF. U Haul & Sandwiches has been added recently. The store is equipped with a Modern POS system, inventory management tools, and security features, ensuring efficient and secure business operations. The most promising aspect lies in the growth potential of this unit, presenting opportunities for expansion and increased revenue through aggressive marketing strategies. Introducing ready-to-eat food items, coffee, and other offerings tailored for local residents and school kids could further enhance profitability. This initiative calls for the energy and enthusiasm of young entrepreneurs ready to take the lead. listed price is only for business. Inventory is extra. 200 sq ft is subleased for Mobile Repair. Potential opportunity to add Shawarma, Courier, Laundromat & Money Transfer Services.

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