



**MLS # A2264273**

**Calgary, Alberta**



**\$299,900**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Convenience Store, Dry Cleaner, Grocery
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,120 sq.ft.
<b>Zoning:</b>	-

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Thriving Convenience Store with Strong Financials This well-established convenience store with a low lease rate presents a prime opportunity for an entrepreneur. Boasting an above-average income stream, the business is both profitable and easy to operate. Its strategic location ensures high visibility and consistent foot traffic, with excellent access to Deerfoot Trail. This is a turn-key business in a high-demand area—don't let this exceptional opportunity pass you by. Contact us today to schedule a private viewing and review the financials. Current owners have owned it for a year and a half.