



**MLS # A2280081**

**Calgary, Alberta**

**\$2,700,000**



<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Convenience Store, Gas Station
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,150 sq.ft.
<b>Zoning:</b>	C-N2

<b>Heating:</b>	Make-up Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat, Rolled/Hot Mop	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** ALL SHELIVING, ALL COOLERS, COFFEE MACHINES, PIZZA WARMER, ALL PUMPS, ROOFTOP HEATING SYSTEM, SECURITY CAMRAS AND EQUIPMENT, LIST WILL BE PROVIDED

Turn key operation!!! Land, building and business included, this location and owners been operating this location for many years, all the improvements been improved to serve the community, from inside of the building, to replacement of all built in coolers, counter tops (Granite) raised front counter, all shelving, fibreglass Gas tanks. The location is ideal for anyone looking to invest in a thriving business with a solid customer base. The well-maintained premises, combined with a longstanding reputation for excellent service, make this a unique opportunity. Whether you're an experienced entrepreneur or new to the business world, the potential for growth and profitability here is immense. Don't miss out on this chance to be a part of a vibrant community and a successful business operation. (Granite) raised front counter, all shelving, fibreglass Gas tanks. You will not be disappointed.