



GRASSROOTS
REALTY GROUP

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MLS # A2284923

Calgary, Alberta



\$199,900

Division:	Calgary
Type:	Retail
Bus. Type:	Convenience Store
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,353 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	List of equipment		

Excellent opportunity to own a well-established convenience store in a prime Legacy Mall Calgary location In south east calgary surrounded by constant vehicle and pedestrian traffic throughout the day. With outstanding visibility and easy access, this shop benefits from a steady flow of neighborhood customers along with strong passing traffic that keeps sales consistent year-round. This business stands out because of its multiple income streams beyond regular retail sales. Currently running smoke and cigar shop with exotic Candies It can offers U-Haul rentals, lottery services, and a Bitcoin ATM, all of which Can bring in reliable daily foot traffic and repeat customers. There are also future plans to introduce a photo booth for passport and visa photos, creating an additional service that will further increase revenue and customer visits. Operating with low monthly rent and a simple, efficient setup, this is a true turnkey opportunity for an owner-operator or investor. The combination of high exposure, diversified income sources, and low overhead makes this a smart and stable business to take over with strong potential for continued growth.