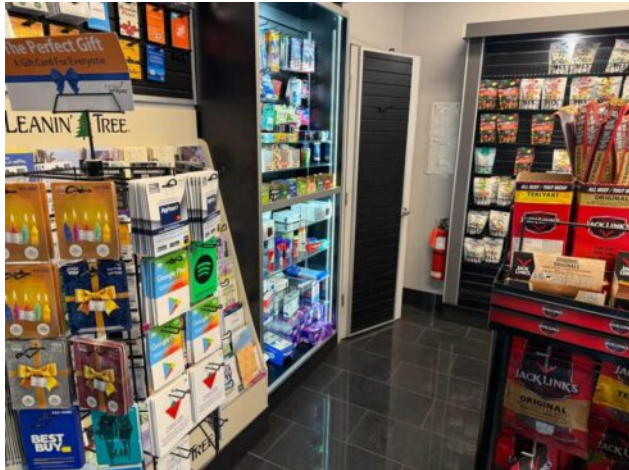




**MLS # A2291118**

**Calgary, Alberta**

**\$99,000**



<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Convenience Store
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	532 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Excellent opportunity to own a well-established convenience store in the heart of Downtown. Located in a high foot-traffic area surrounded by office towers, residential buildings, hotels, and retail spaces, with +15 access bringing constant flow of professionals, commuters, residents, and tourists. This fully equipped turnkey operation offers strong and consistent revenue with a loyal customer base and steady walk-in traffic. Significant growth potential through expanded product lines, extended hours, delivery services, or additional high-margin items. Ideal for an owner-operator or investor seeking a profitable business in a prime downtown location. Opportunities like this rarely come available. Financial and lease details available upon request.