



**735 Ranchland Boulevard
Calgary, Alberta**

MLS # A2300267



\$84,900

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|--------------------|-------------------|
| Division: | Ranchlands |
| Type: | Business |
| Bus. Type: | Convenience Store |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 1,600 sq.ft. |
| Zoning: | - |

| | |
|--------------------|-----|
| Heating: | - |
| Floors: | - |
| Roof: | - |
| Exterior: | - |
| Water: | - |
| Sewer: | - |
| Inclusions: | N/A |

| | |
|-----------------------|---|
| Addl. Cost: | - |
| Based on Year: | - |
| Utilities: | - |
| Parking: | - |
| Lot Size: | - |
| Lot Feat: | - |

An excellent opportunity to acquire a well-established convenience store located in a desirable residential neighborhood with strong community presence. Ideally situated just off main roads and within walking distance to a public elementary school, Catholic school, and several churches, this business benefits from steady foot traffic and a loyal, repeat customer base. The store generates consistent, year-round income and has recently expanded its service offerings to further enhance revenue potential. Newly added services include U-Haul vehicle rentals, Western Union, and MoneyGram, providing multiple additional income streams and increasing daily customer visits. Further upside is on the horizon with PUDOpoin (parcel pickup and drop-off service) approved and expected to be operational within the next few weeks, pending final signage and paperwork completion. The premises offer generous space, presenting excellent opportunities for future growth. A new owner can capitalize on unmet local demand by introducing complementary product lines such as fresh lunch items, slushy beverages, and seasonal merchandise. This is a turnkey operation ideal for an owner-operator or investor seeking a stable business with proven income and clear upside potential. Don't miss this opportunity to take over a community-focused business with strong fundamentals and continued growth ahead.