



**MLS # A2325805**

**Calgary, Alberta**



**\$499,999**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Convenience Store
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,200 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>	-

**Inclusions:** Seller to provide asset/equipment list

An exceptional opportunity to acquire one of the most unique and difficult-to-replicate retail businesses in SW Calgary. Situated in a premier, high-traffic location, this established convenience store stands apart from the competition by holding a rare liquor licence—a highly coveted asset that is increasingly difficult to secure and significantly enhances the business's value, profitability, and long-term growth potential. This turnkey operation occupies approximately +1,200 sq. ft. and features a professionally completed interior build-out with quality fixtures, equipment, and improvements required for immediate operation (inventory excluded). In addition to traditional convenience retail, the business also offers vape products, creating multiple complementary revenue streams while the liquor licence provides a distinct competitive advantage that very few convenience stores can offer. With current rent of approximately \$6,200 per month, this is an outstanding opportunity for owner-operators, entrepreneurs, or investors seeking a proven business in one of Calgary's most desirable southwest communities. The combination of an established customer base, premium location, turnkey improvements, and the rarity of the liquor licence makes this a truly exceptional acquisition opportunity. Opportunities of this calibre rarely become available. Business name, financial information, and additional details will be provided upon execution of a confidentiality agreement (NDA). Please do not approach staff or disturb business operations.