



**MLS # A2328020**

**Calgary, Alberta**



**\$235,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,120 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 will provide equipment list.

Well Established Convenience Store for Sale in Calgary NW Rare opportunity to own a successful convenience store that has been serving the community for over 45 years. Located in a desirable Northwest Calgary location, this turnkey business enjoys a loyal customer base, steady repeat business, and exceptionally low rent of only \$2,611.47 per month. In addition to strong sales from cigarettes, lottery, and confectionery, the business generates income from multiple revenue streams, including UPS, Purolator, Bitcoin services, Ria Money Transfer, shipping services, dry cleaning, alterations, key cutting, photocopy services, and more. This diversified business model provides stable income and attracts consistent customer traffic. Ideal for both experienced operators and first-time business owners, this well-established business offers excellent value, low overhead, and opportunities for future growth. Opportunities like this with over four decades of successful operation and remarkably low rent rarely become available.