

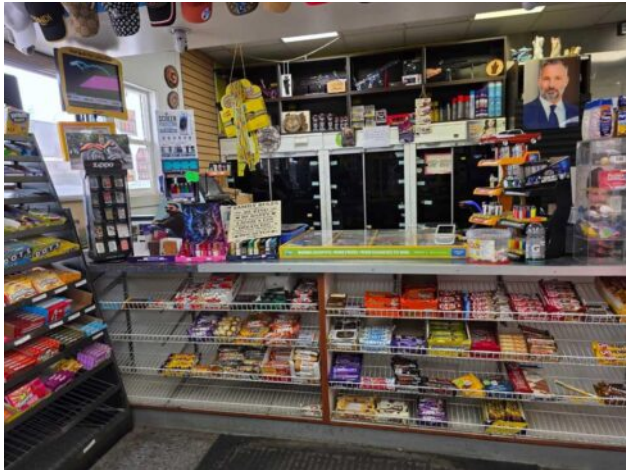


**GRASSROOTS**  
REALTY GROUP

587-777-7276  
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**MLS # A2333058**

**Calgary, Alberta**



**\$499,900**

|                    |                   |
|--------------------|-------------------|
| <b>Division:</b>   | Calgary           |
| <b>Type:</b>       | Business          |
| <b>Bus. Type:</b>  | Convenience Store |
| <b>Sale/Lease:</b> | For Sale          |
| <b>Bldg. Name:</b> | -                 |
| <b>Bus. Name:</b>  | -                 |
| <b>Size:</b>       | 2,200 sq.ft.      |
| <b>Zoning:</b>     | CM                |

|                    |    |
|--------------------|----|
| <b>Heating:</b>    | -  |
| <b>Floors:</b>     | -  |
| <b>Roof:</b>       | -  |
| <b>Exterior:</b>   | -  |
| <b>Water:</b>      | -  |
| <b>Sewer:</b>      | -  |
| <b>Inclusions:</b> | NA |

|                       |   |
|-----------------------|---|
| <b>Addl. Cost:</b>    | - |
| <b>Based on Year:</b> | - |
| <b>Utilities:</b>     | - |
| <b>Parking:</b>       | - |
| <b>Lot Size:</b>      | - |
| <b>Lot Feat:</b>      | - |

Exceptional opportunity to acquire a well-established and profitable convenience store located on one of Calgary's busiest commercial corridors along 17 Avenue SE. This high-visibility, high-traffic location benefits from strong daily customer volume and offers multiple established revenue streams, making it an ideal opportunity for both owner-operators and investors seeking a turnkey business. The business features a full range of convenience products, an impressive selection of popular and exotic beverages, tobacco products, lottery sales, an on-site ATM, and an established U-Haul dealership, creating consistent and diversified income. Adding further value, the premises include a fully operational commercial kitchen that is currently leased to a subtenant, providing an additional source of rental income from day one. The business operates from leased premises with an attractive lease, offering excellent long-term value and a solid foundation for continued success. There is significant potential for future growth through expanded product offerings, extended operating hours, or additional services. Business Asset Sale Only &ndash; Real estate is not included. The business operates from leased premises. The purchaser will enter into a new lease or assume the existing lease, subject to landlord approval.