



GRASSROOTS
REALTY GROUP

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MLS # A2339861

Calgary, Alberta



\$59,000

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

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	SELLER WILL PROVIDE THE LIST		

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.