

# \$209,000 - N/A, Calgary

MLS® #A2213653

**\$209,000**

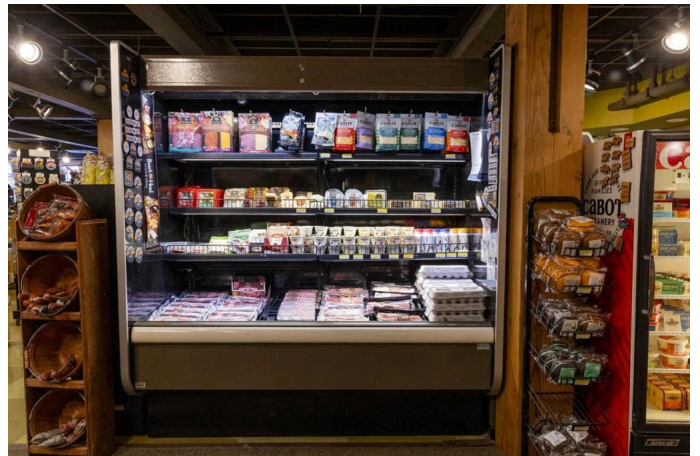
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

An exceptional opportunity to own a thriving convenience and grocery store in one of Calgary's most strategic, high-exposure areas. Perfectly situated near essential services, densely populated residential neighborhoods, and just steps from an LRT station, the store benefits from constant foot traffic and excellent accessibility.

The business features a well-curated mix of high-demand products including tobacco, lottery, vapes, grocery essentials, an ATM, and more. With a highly competitive lease of only \$1,795.50 per month which includes base rent, operating costs, all utilities, and GST this opportunity stands out for its low overhead and strong income potential.

Ideal for an owner-operator or investor, this turnkey operation is fully equipped and positioned for continued success. Whether you're looking to run the business yourself or invest in a profitable venture, this store offers an unmatched combination of location, affordability, and potential.



Built in 2009

## Essential Information

MLS® #	A2213653
Price	\$209,000
Bathrooms	0.00
Acres	0.00
Year Built	2009

Type	Commercial
Sub-Type	Business
Status	Active

### **Community Information**

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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