

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

MLS® #A2213653

**\$209,000**

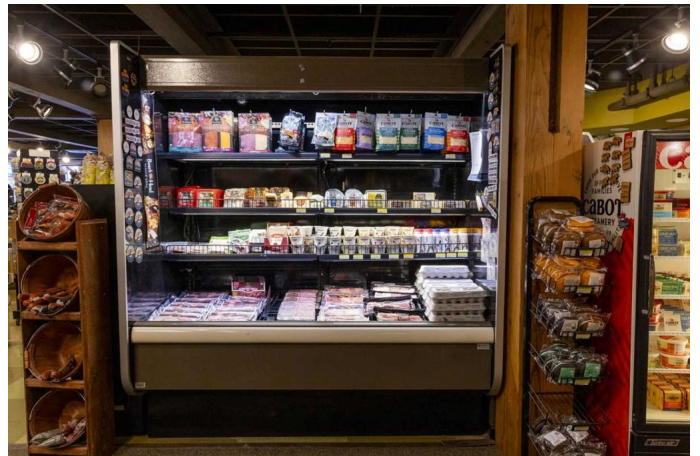
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

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 | 61               |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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