



## 3319 17 Avenue Calgary Alberta

\$134,900

Uncover an exceptional opportunity in Forest Lawn with this distinctive asset. Offering ample space for retail displays and storage, the convenience store comes with a pre-established customer base and consistent foot traffic, ensuring a thriving business environment. Strategically located near schools, parks, and public transportation, it guarantees a continuous influx of potential customers. Opportunity to add a U-Haul facility for extra revenue. This property comes with a spacious basement providing an additional 1,139 sqft, featuring a convenient washroom, versatile for use as a storage room or any other purpose. Don't miss out on this prime investment, combining convenience, accessibility, and business potential in one compelling package. Schedule a viewing today! (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.bobdamji.ca/>



See

**Mirror**

100, 707-10 AVE. SW, Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)