

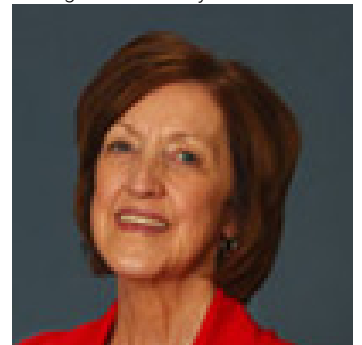


# 5675 36 Street Calgary Alberta

\$139,900

Discover This Prime Investment Opportunity in Calgary! This well-established franchise store, with over 20 years of profitable operations, is now available for you. This is not just a convenience store--it's your gateway to financial success! Key Highlights: Lottery Sales: Approx. \$1 Million annually || Merchandise Sales: \$422,000+ (60% from Cigarette Sales) || Exclusive Products: High-margin items like hunting knives, Zippo lighters, cigars, bongos, and rolling papers, not found in other stores || Support System: Benefit from selected vendors and ongoing support from the franchise head office || Low Monthly Rent: \$5,400, including utilities (water, electricity, and heating) || Lease: 4 years remaining, with an option to renew || Free Parking: Available for customers || Operational Simplicity: Easily managed by one owner-operator and one part-time employee || Immediate Profitability: Start making money from day one! This is a rare chance to step into a thriving business and embark on your journey as an independent business owner. Don't miss out--act quickly to make this successful franchise yours today! (id:6769)

Listing Presented By:



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REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca