



0 0 Avenue Edmonton AB

\$1,100,000

Rare Opportunity..... A convenience store business with over 50 years of history is up for sale, located on a main road highly visible in a well-established, mature neighborhood. This store offers various services beyond typical retail, including truck rentals, propane refills, lottery tickets, package pickups, currency purchasing, and an ATM on-site. The sale includes ownership of the property, which adds significant value and stability to the investment. With its long-standing presence and a broad range of services, this store draws steady foot traffic and offers potential buyers a dependable income stream from a trusted community fixture. Prime location on major traffic route with bus stop in front and lots of parking in this strip mall next to the school and apartments. Please note approximately \$70K inventory is not included in the price. Thanks.....

Listing Presented By:



Originally Listed by:

Royal LePage Noralta Real Estate

ravi@manderproperties.com

<https://manderproperties.com/>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215

rsplant@telus.net