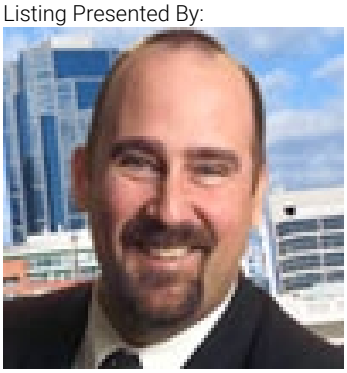


0 Rd Calgary Alberta

$94,900

GREAT INVESTMENT OPPORTUNITY! Located on a busy main street in Bowness, this convenience store offers excellent potential for a new owner to grow and expand the business. Open for three years, with only eight months under new ownership, the store is ready for someone to take it to the next level. Conveniently situated near established residential neighborhoods, shops, and restaurants, it benefits from easy access for both pedestrians and drivers. The store features extensive shelving and inventory, two coolers, a freezer, its own furnace and hot water tank, a bathroom, and rear parking. There is also an established base of repeat customers, including loyal clientele for custom vape and bong products. Looking to expand? A large area at the back of the store offers excellent potential for additional retail space or the possibility of adding a kitchen, subject to any required approvals. There is also ample space at the front for customer parking. With a convenient location, existing customer loyalty, and plenty of room to grow, this is an opportunity you won't want to miss. Don't wait--book your viewing today! $2800 is for net lease . This is not including operating costs. (id:6769)

Listing Presented By:



Originally Listed by:
Diamond Realty & Associates Ltd

http://elainepippiteam.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca