

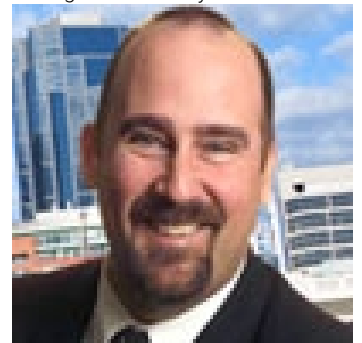


123 Any Avenue Calgary Alberta

\$139,000

Classic convenience store in the heart of Calgary's Beltline area for sale! Surrounded by numerous apartments and a high resident density, this store enjoys heavy foot traffic. Having operated for 15 years, it is well-trusted by the community. Covering an area of 1,200 square feet, the store is conveniently located just a 5-minute walk from the LRT station. This one-stop shop offers a variety of daily necessities, along with Lotto Max, ATM, Bitcoin ATM, and UPS services. The monthly rent is \$5,000, which includes utilities (water, electricity, and heating), with no additional expenses. Free parking is also available. The current lease agreement is 5+5 years, and is currently in its third year, ensuring long-term stability and peace of mind for operations. Don't miss out on this rare opportunity! Act quickly to become the new owner of this classic convenience store and start your journey as an independent business owner today. (id:6769)

Listing Presented By:



Originally Listed by:
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