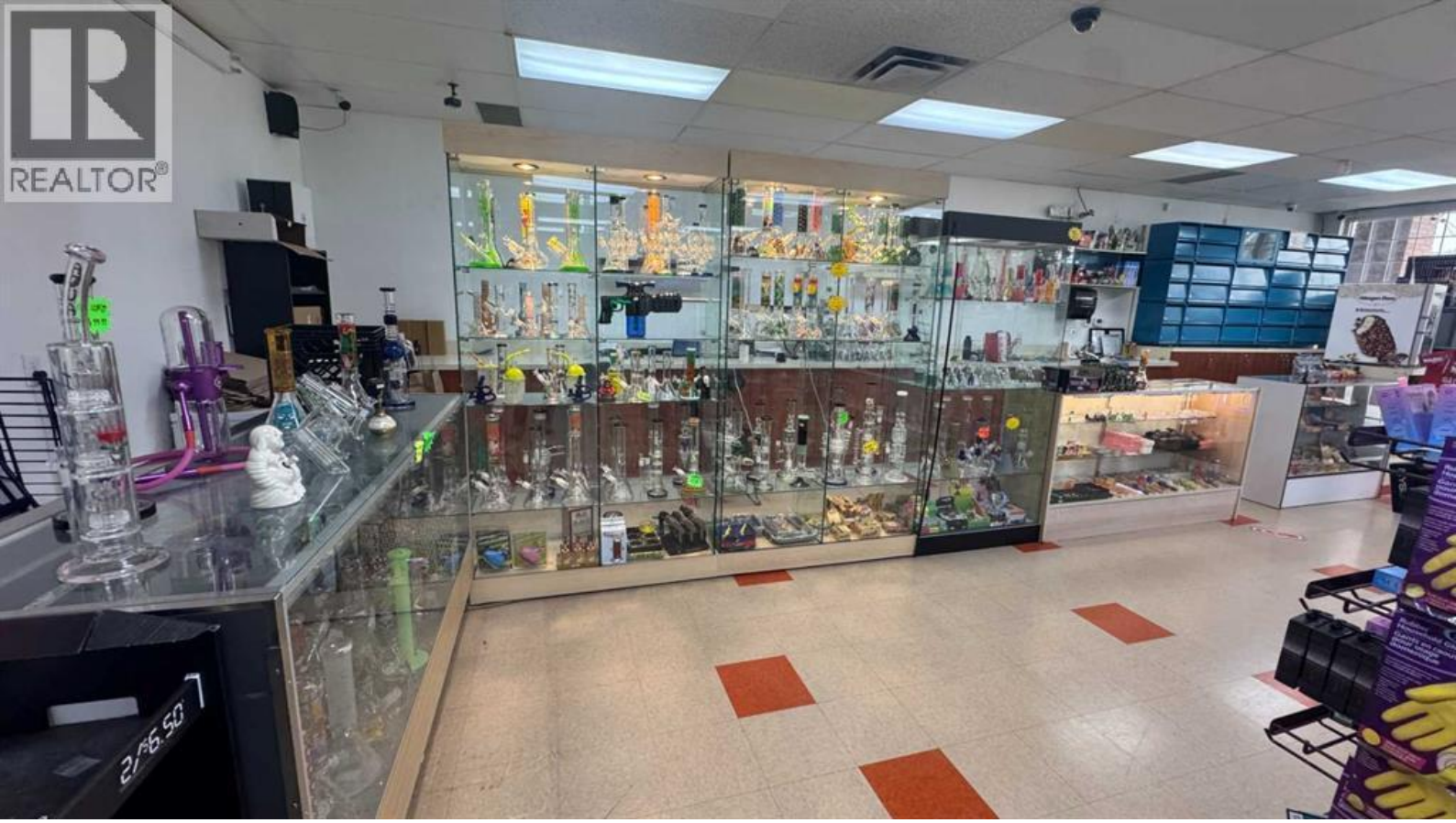
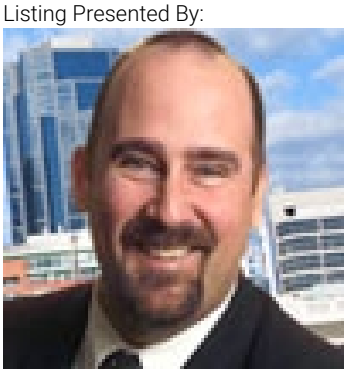


33 Harvest Hills Drive Calgary Alberta

$339,999

Exceptional opportunity to own a profitable and well-established convenience store generating over $1 million in annual gross sales, ideally located in a mature and high-demand community in Calgary NW. Operating successfully from the same location for over 25 years, the store has built a strong and loyal repeat customer base and benefits from excellent exposure, with schools, public transit, and a dense mix of single-family and multi-family residences within walking distance. The current owner has made significant upgrades, including approximately $25,000 invested in new cigarette display cabinets featuring LED screens and modern LED lighting, giving the store a fresh, contemporary look and an inviting customer experience. The business is well equipped with a hot dog roller, slush machine, coffee station, and new commercial freezer, along with Bitcoin and traditional ATMs that generate additional monthly revenue. Another key advantage is its extensive selection of vapes, bongs, and smoking accessories, plus an existing hookah selection with excellent potential for further expansion. There is considerable opportunity for a new owner to grow revenue by expanding hot food and convenience offerings, increasing specialty product selections, and extending operating hours. Long-established, high-volume convenience stores with this combination of proven sales, modern upgrades, multiple revenue streams, and additional growth potential rarely become available. An excellent turnkey opportunity for an owner-operator or investor. Please do not approach staff directly. Contact us to schedule a confidential private viewing. (id:6769)

Listing Presented By:



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