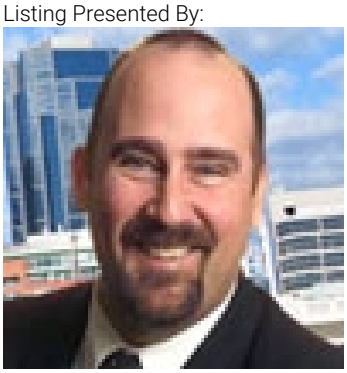


738 3 Avenue Calgary Alberta

$729,000

Rare opportunity to own both a thriving business and the real estate in prime downtown Calgary. This turnkey convenience store occupies a 1,335 sq ft main-floor commercial condo surrounded by high-rise residential towers and office buildings. The sale includes the operating business, all equipment, fixtures, goodwill, and the titled real estate. As the owner, you will control your space and pay zero rent. The business has a strong track record, operating for 43 years in the same location and 22 years under the current owner with consistent revenue. The property offers excellent visibility, high foot traffic, and a loyal customer base from surrounding towers. Operating hours are Monday through Saturday from 9:00 AM to 8:30 PM, giving you 52 Sundays off every year for great work-life balance. The monthly condo fee of $1,158.25 covers gas, water, and building management, leaving only electricity to pay separately. You will also enjoy the benefit of one assigned underground parking stall. In addition, the potential to add a front patio creates an exciting opportunity to convert the space into a restaurant or bakery. This is an ideal asset for an owner-operator or an investor seeking secure retail real estate. (id:6769)

Listing Presented By:



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