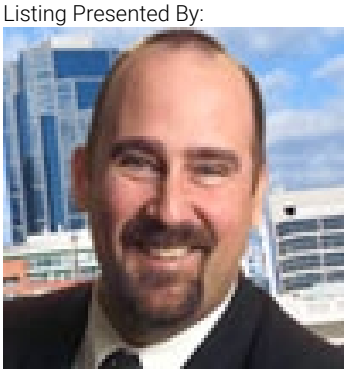



# 840 5 Avenue Calgary Alberta

$49,900

A rare opportunity to own a well-established convenience store that has been operating since 2007 under the same ownership. Located on the main level of a busy high-rise rental apartment building in the heart of downtown, surrounded by rental apartments, residential condos, and office towers. 920sqft of manageable space to provide daily items to customers, and you can open earlier and close later to make more steady income. Secured a good lease until November 30, 2028, with a 5-year renewal option, and monthly rent is only $2,436 all-inclusive, covering utilities and one parking stall as well. With steady foot traffic, unbeatable downtown location, and awesome rent in place, this is a turnkey opportunity to take over! Call now! (id:6769)

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