



## 11503 100 Avenue Edmonton Alberta

\$35,000

Are you looking for a business with STRONG GROWTH POTENTIAL? This high-demand convenience store located within a busy condo building in the heart of downtown Edmonton. With thriving residential communities already in place and a two NEW APARTMENT complexes rising nearby, Occupancy has begun in newly constructed apartment buildings, which is expected to drive additional potential growth. This business is perfectly positioned for significant FUTURE GROWTH. This opportunity is a well-established operation set up and successfully run by the original owner. This 677 sq ft unit is perfect for an owner/operator, offering exceptional value with a monthly rent of \$2,100, which includes all utilities, operating costs, and one assigned parking stall—a rare and valuable feature in the downtown core. The current owner has successfully operated the business for 3 years, with steadily increasing sales thanks to strong foot traffic and a growing local population. Sale includes business equipment and leasehold improvements only—inventory is not included (approximate value: \$10,000-\$15,000). or can be sold with inventory at \$45,000. (id:6769)

Listing Presented By:



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CIR Realty



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