



## 11917 134 Ave Edmonton Alberta

\$75,000

Exceptional opportunity to acquire a brand-new convenience store in a highly visible and strategically positioned location right beside Kensington School and Community Playground. Situated within newer commercial businesses, this location offers excellent exposure, steady community traffic, and strong long-term potential. This modern retail space features an attractive new buildout with vinyl flooring, updated lighting and fixtures, a retail counter system, shelving, security camera setup, and a dedicated game station area with TVs and PlayStation, creating a welcoming and functional customer environment. The layout also offers additional rear space that can be used for an office, storage, shelving, or other operational needs. The premises include two display fridges and one freezer, making it well-suited for continued convenience retail use. An excellent lease is in place with approximately four years remaining, providing stability and immediate operating potential for the next owner. This is a rare opportunity for a buyer to step into a newly improved commercial space in a growing community location. A Buyer may continue operating as a convenience store or explore another approved business concept. For buyers who do not require the existing inventory, the seller is open to adjusting the price accordingly, creating additional flexibility depending on the buyer's business plan. The business is also just one minute from Kensington Community Hall and is surrounded by established neighborhood amenities, including Bluesky Daycare, Save on Meat, and Kensington Auto Repair. (id:6769)

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