

# \$195,000 - N/A, Calgary

---

MLS® #A2187280

**\$195,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

An exceptional opportunity to own a well-established, profitable convenience store with a successful track record spanning for 40 years. This store is located in a highly visible and accessible area, with ample parking and situated next to main roads that provide easy access for customers. It is also within walking distance of a residential neighborhood, a public elementary school, a Catholic school, and local churchesâ€”making it an ideal stop for families, students, and members of the community.

With a long history and many loyal customers, this store generates stable earnings year-round. Its longstanding presence in the community and its strategically advantageous location ensure continued success and trust among the locals.

The storeâ€™s large space also offers significant growth opportunities. There is potential to expand product offerings to further meet the needs of the customer base, such as adding lunch options, slushy beverages, seasonal items, and more, which could increase profitability and broaden the store's appeal.

This is a rare opportunity to acquire a thriving business with deep community roots and excellent growth potential.

Built in 1985



## Essential Information

MLS® #	A2187280
Price	\$195,000
Bathrooms	0.00
Acres	0.00
Year Built	1985
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

## Additional Information

Date Listed	January 13th, 2025
Days on Market	98

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.