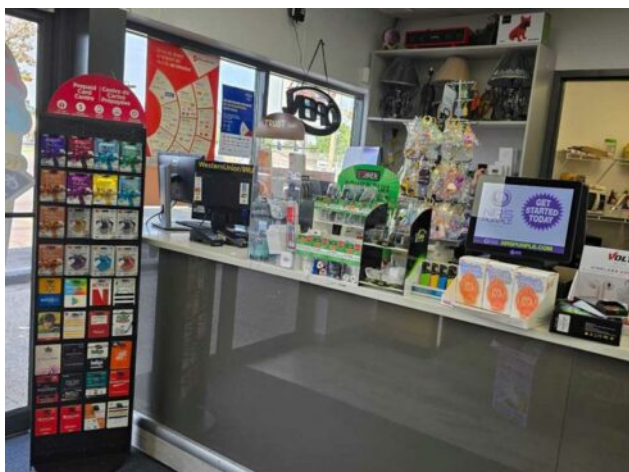


MLS # A2254057

Calgary, Alberta

\$425,000



Division: Calgary
Type: Retail
Bus. Type: Convenience Store
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 2,976 sq.ft.
Zoning: -

Heating: -
Floors: -
Roof: Flat
Exterior: -
Water: -
Sewer: -
Inclusions: upon viewing

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Exceptional opportunity to own a well-established 24-hour convenience store franchise in Southeast Calgary, directly across from Tim Hortons in a high-traffic location. With no royalty fees and strong franchise support, this store offers multiple income streams, including cheque cashing, money transfers, sublease rent of \$3,500/month, Bitcoin machine revenue of \$400/month, bank machine rental of \$700/month, plus additional ATM income. This is truly an all-you-need store, offering smoke products, vape, gifts, clothing, fried chicken, wedges, sambosas, and much more. It also carries a wide selection of everyday essentials and is equipped with modern coolers, freezers, ovens, ice machines, and 8 dispensers Slurpee machines—most less than two years old. Located in a vibrant community with a diverse population from various ethnic backgrounds, the business benefits from a strong customer base and excellent growth potential. You can easily generate extra sales by adding Ethiopian, Eritrean, Sudanese, and Arabic ethnic products. This is a turnkey, easy-to-run operation with six-figure income potential. Strictly viewing by appointment only; please do not approach staff.