

780-832-5880

cord@gpremax.com

## 234 Northmount Avenue Calgary, Alberta

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

N/A

MLS # A2268793



\$130,000

Highwood Retail

Division:

Type:

Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	1,200 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	-
	Lot Feat:	-

Prime convenience store opportunity located along the high-visibility corridor of Northmount Drive. Positioned just steps from both elementary and junior high school campuses, this location benefits from consistent daily foot traffic and a built-in customer base of families, students, and neighbourhood residents. The retail space is easy to operate and designed for efficiency, with streamlined workflows well-suited for owner-operator or absentee models. In addition to the core convenience store format, the unit features a separate side entrance and well-configured layout that offers flexibility for an ancillary business or complementary tenant use— creating an ideal dual income or expansion scenario. The zoning and access allow for a smooth transition into an added service, such as a café, specialty kiosk, or community-facing offering, augmenting the primary retail footprint. With its unbeatable location, simple operations, and optional additional revenue opportunity, this listing presents a rare chance to acquire a stable, steady-performing retail asset with growth potential in a family-oriented neighbourhood. Agents and investors will appreciate the blend of turn-key convenience plus scope for creative business planning.