

# \$70,000 - N/A, Edmonton

MLS® #A2227623

**\$70,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Edmonton, Alberta

## LOOKING TO START A SMALL BUSINESS?

Donâ€™t miss this excellent opportunity to own a convenience store located within a condo building in the heart of downtown Edmonton, surrounded by high-density residential, retail, and office developments. This is a turnkey opportunity for entrepreneurs ready to step into a proven location and take the business to the next level.

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.

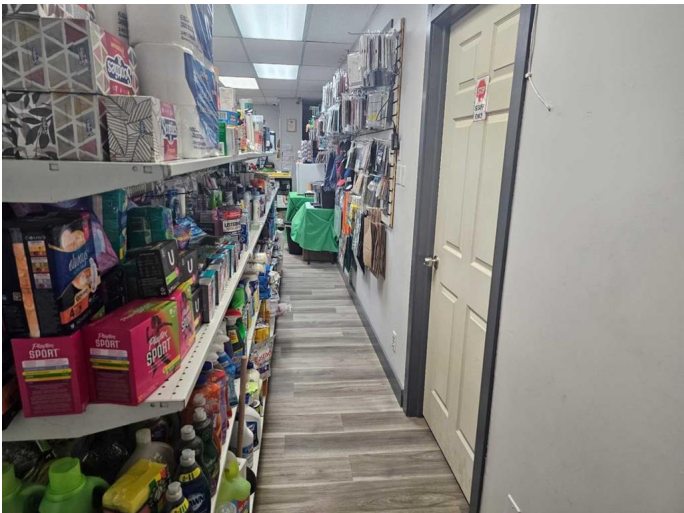
The current owner has successfully operated the business for 3 years, with steadily increasing sales thanks to strong foot traffic and a growing local population.

Sale includes business equipment and leasehold improvements only—inventory is not included (approximate value: \$20,000—\$30,000).

Built in 1910

## Essential Information

MLS® #	A2227623
Price	\$70,000
Bathrooms	0.00
Acres	0.00
Year Built	1910



Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

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

### Amenities

Parking Spaces	1
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### Additional Information

Date Listed	June 4th, 2025
Days on Market	10

### Listing Details

Listing Office	CIR Realty
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