

\$425,000 - N/A, Calgary

MLS® #A2254057

\$425,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Calgary, Alberta

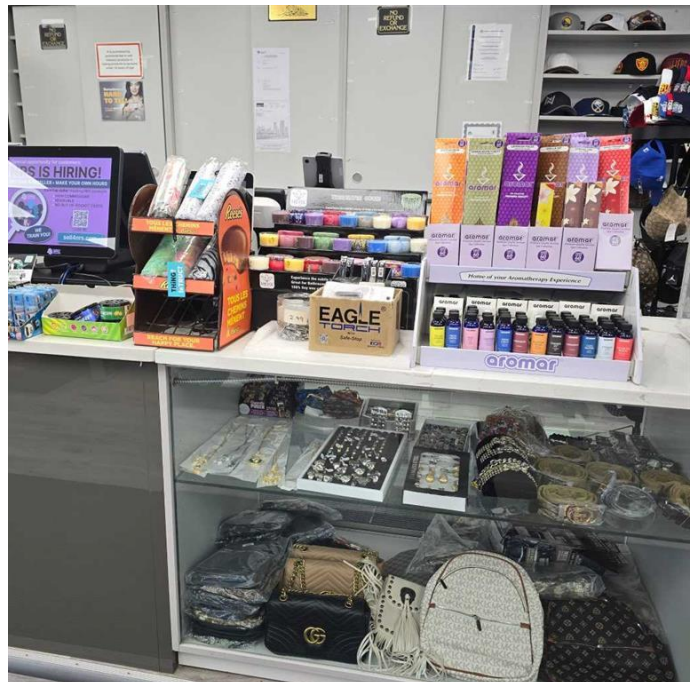
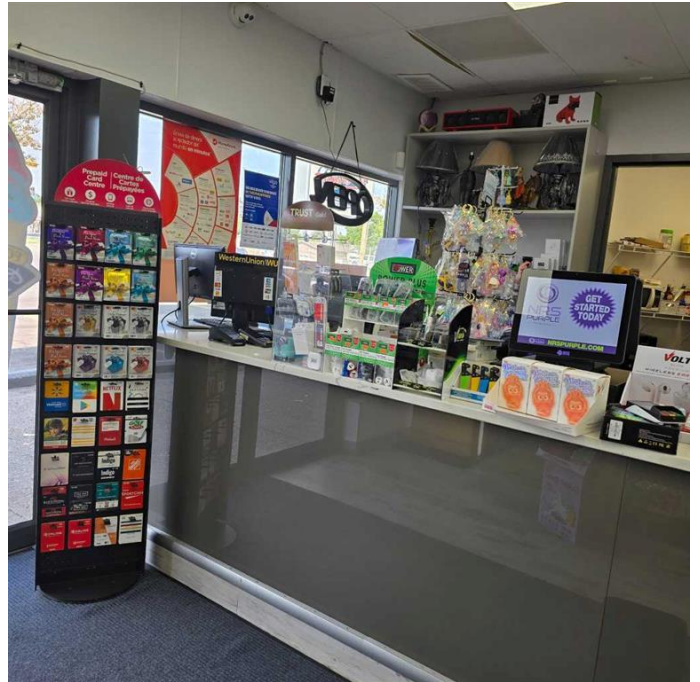
Exceptional opportunity to own a well-established 24-hour convenience store franchise in Southeast Calgary, directly across from Tim Hortons in a high-traffic location. With no royalty fees and strong franchise support, this store offers multiple income streams, including cheque cashing, money transfers, 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 machinesâ€”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.

Built in 1972

Essential Information

MLS® #

A2254057



Price	\$425,000
Bathrooms	0.00
Acres	0.00
Year Built	1972
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

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

Amenities

Parking Spaces	5
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Exterior

Roof	Flat
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Additional Information

Date Listed	September 5th, 2025
Days on Market	17

Listing Details

Listing Office	TREC The Real Estate Company
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