\$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 genrate 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

Exterior

Roof Flat

Additional Information

Date Listed September 5th, 2025

Days on Market 59

Listing Details

Listing Office TREC The Real Estate Company

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