

CONVENIENCE STORE BUSINESS FOR SALE

Sale Price

\$200,000.00

Lease

\$1,710.00 Monthly

Key Highlights

- Turnkey, well-established convenience store in a **busy Calgary Transit CTrain station**.
- Approximately **375 sq. ft.** of efficiently designed retail space.
- Exceptional **daily foot traffic** from commuters, increasing with return-to-office trends.
- **Affordable lease: \$1,710/month + GST, including utilities and operating costs.**
- Low-overhead, simple operations; can run with minimal staff.
- Manageable hours with potential to **increase revenue** by extending hours.
- Strong, loyal customer base: transit users, office workers, and nearby residents.
- Long-term owner retiring; full training and support provided.
- Ideal for owner-operators seeking cash-flowing, low-risk retail business.

CONTACT FOR MORE INFORMATION



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