

\$425,000 - N/A, Calgary

MLS® #A2254057

\$425,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

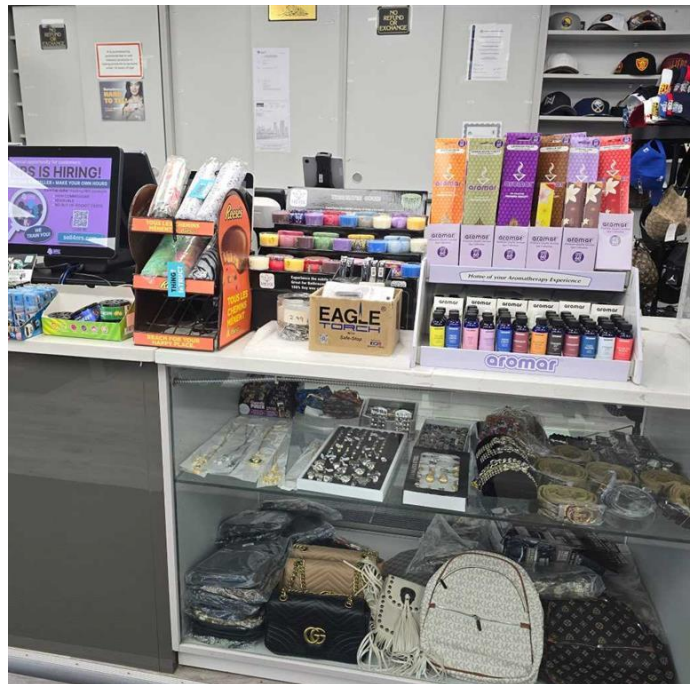
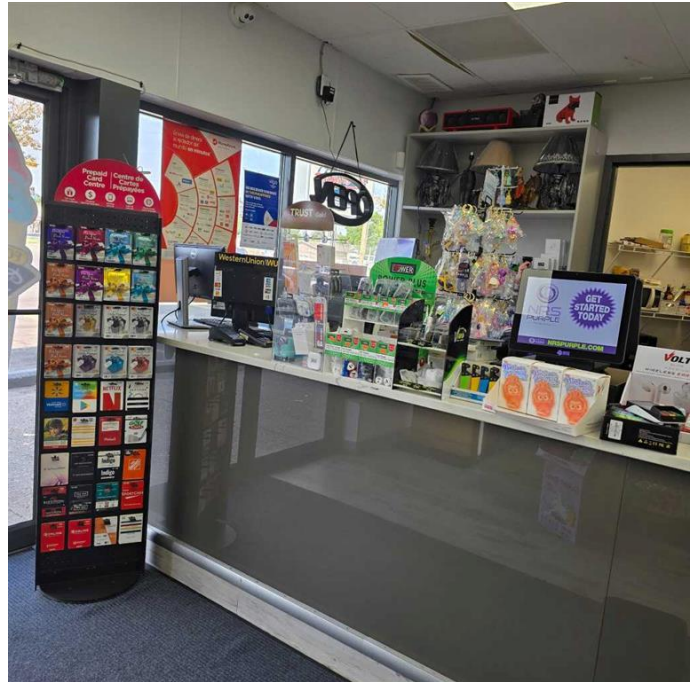
N/A, Calgary, Alberta

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
----------------	---

Exterior

Roof	Flat
------	------

Additional Information

Date Listed	September 5th, 2025
Days on Market	12

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.