

# \$189,000 - Any Street, Calgary

MLS® #A2202964

**\$189,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Bowness, Calgary, Alberta

LOW RENT COST- Grocery & CONVENIENCE STORE business! Gross sales approx. \$700K/2023 and 2024, including Lottery, Tobacco, Grocery, Smoke Accessories & more. Currently, a full-time employee work from 10 Am to 9 Pm, and the owner manages administrative duties and purchasing. This highly profitable store is located in the heart of a NW Calgary Community and is well-known and liked by the community for its service over many many years. 1000 SQ FT size store with LOW RENT features full equipment, All equipment are in immaculate condition and are all owned. Tons of potential to increase profit by new owner. Turnkey opportunity--don't need to change anything at all. No experience necessary. Seller will train to ensure smooth transition. All viewings by appointment only. PLEASE DO NOT APPROACH STAFF. The most promising aspect lies in the growth potential of this unit, presenting opportunities for expansion and increased revenue through aggressive marketing strategies. Introducing ready-to-eat food items, coffee, and other offerings tailored for local residents and school kids could further enhance profitability. This initiative calls for the energy and enthusiasm of young entrepreneurs ready to take the lead. listed price is only for business .Inventory is extra.

Built in 1900



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2202964   |
| Price      | \$189,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1900       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |            |
|-------------|------------|
| Address     | Any Street |
| Subdivision | Bowness    |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T3B 2B3    |

## Amenities

|                |    |
|----------------|----|
| Parking Spaces | 17 |
|----------------|----|

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 16th, 2025 |
| Days on Market | 60               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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