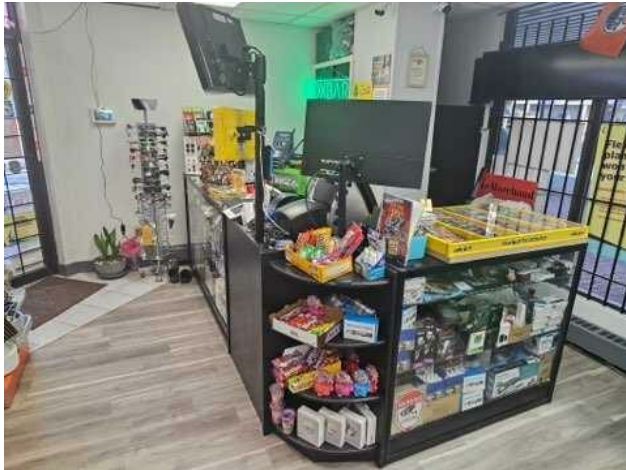


**MLS # A2227623**
**Edmonton, Alberta**


# \$35,000 per month

**Division:** Edmonton

**Type:** Mixed Use

**Bus. Type:** Convenience Store,Retail

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 677 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Are you looking for a business with **STRONG GROWTH POTENTIAL**? This high-demand convenience store located within a busy condo building in the heart of downtown Edmonton. With thriving residential communities already in place and a two **NEW APARTMENT** complexes rising nearby, Occupancy has begun in newly constructed apartment buildings, which is expected to drive additional potential growth. this business is perfectly positioned for significant **FUTURE GROWTH**. This opportunity is a well-established operation set up and successfully run by the original owner. This 677 sq ft unit is perfect for an owner/operator, offering exceptional value with a monthly rent of \$2,100, which includes all utilities, operating costs, and one assigned parking stall—a rare and valuable feature in the downtown core. The current owner has successfully operated the business for 3 years, with steadily increasing sales thanks to strong foot traffic and a growing local population. Sale includes business equipment and leasehold improvements only—inventory is not included (approximate value: \$10,000–\$20,000).