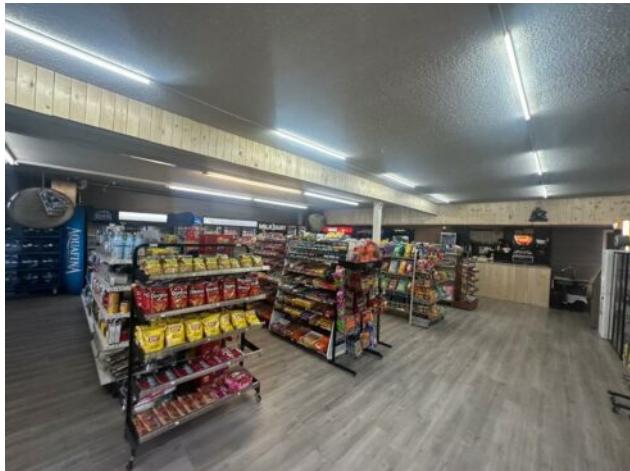


**234 Northmount Avenue
Calgary, Alberta**

MLS # A2268793

\$130,000



Heating:

-

Addl. Cost:

-

Floors:

-

Based on Year:

-

Roof:

-

Utilities:

-

Exterior:

-

Parking:

-

Water:

-

Lot Size:

-

Sewer:

-

Lot Feat:

-

Inclusions: N/A

Prime convenience store opportunity located along the high-visibility corridor of Northmount Drive. Positioned just steps from both elementary and junior high school campuses, this location benefits from consistent daily foot traffic and a built-in customer base of families, students, and neighbourhood residents. The retail space is easy to operate and designed for efficiency, with streamlined workflows well-suited for owner-operator or absentee models. In addition to the core convenience store format, the unit features a separate side entrance and well-configured layout that offers flexibility for an ancillary business or complementary tenant use—creating an ideal dual income or expansion scenario. The zoning and access allow for a smooth transition into an added service, such as a cafe, specialty kiosk, or community-facing offering, augmenting the primary retail footprint. With its unbeatable location, simple operations, and optional additional revenue opportunity, this listing presents a rare chance to acquire a stable, steady-performing retail asset with growth potential in a family-oriented neighbourhood. Agents and investors will appreciate the blend of turn-key convenience plus scope for creative business planning.