

**MLS # A2270814****Calgary, Alberta****\$60,000****Division:** Calgary**Type:** Business**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,200 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** EQUIPMENT LIST WILL BE PROVIDED.

Excellent Opportunity in the Heart of Ogden Community. Presenting a well-established convenience store located in the vibrant and growing community of Ogden. The property offers a total of 2,200 sq. ft., with 900 sq. ft. currently operating as a convenience store and the remaining space left vacant for your choice of use. The additional area provides flexibility to start another business or sublease for extra income, giving new owners multiple revenue streams. The store currently does not offer lottery services, creating an immediate opportunity to boost sales and expand customer traffic by adding this high-demand product category. Positioned in a busy neighbourhood with strong local foot traffic, this location offers excellent potential for growth and customization to suit your business goals.