



, Edmonton, Alberta - \$59,000



Main Photo

Property Description

LOOKING TO START A SMALL BUSINESS?

Don't miss this excellent opportunity to own a convenience store located within a condo building in the heart of downtown Edmonton, surrounded by high-density residential, retail, and office developments. This is a turnkey opportunity for entrepreneurs ready to step into a proven location and take the business to the next level.

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: \$20,000–\$30,000).

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: CIR Realty



P: