# \$49,000 - N/A, Edmonton

MLS® #A2227623

## \$49,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

N/A, Edmonton, Alberta

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 stallâ€"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 onlyâ€"inventory is not included (approximate value: \$20,000â€"\$30,000).

Built in 1910

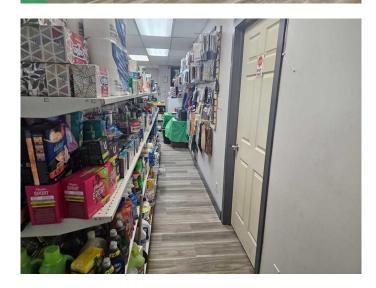
# **Essential Information**

MLS® # A2227623 Price \$49,000

Bathrooms 0.00 Acres 0.00 Year Built 1910







Type Commercial

Sub-Type Mixed Use

Status Active

# **Community Information**

Address N/A

Subdivision N/A

City Edmonton

County Edmonton

Province Alberta

### **Amenities**

Parking Spaces 1

### **Additional Information**

Date Listed June 4th, 2025

Days on Market 155

### **Listing Details**

Listing Office CIR Realty

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