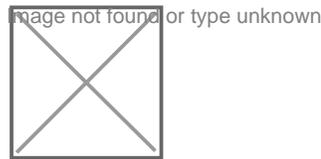


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

CONVENIENCE STORE FOR SALE



Businesses and Franchises for Sale > Business for Sale

Location Pincher Creek, Alberta

Listing ID: 34406

MLS ID: A2293032

\$800,000



RAMESH VERMA (403) 547-4102

Real Estate Professionals Inc. 403-547-4102

Pincher Creek , Alberta

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 48
<b>Business Type</b> Convenience Store	<b>Zoning</b> C1	<b>Year Built</b> 2013
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 2400.00	<b>Building Area (Sq. M.)</b> 222.97	<b>Lot Size (Sq. Ft.)</b> 7524
<b>Lot Size (Acres)</b> 0.17	<b>Inclusions</b> Asset List to be provided before closing	<b>Restrictions</b> None Known
<b>Reports</b> None		

A rare opportunity to acquire a well-established convenience store together with the underlying property, located in a prime, high-visibility location in Pincher Creek. The business generates strong monthly sales of approximately \$60,000 and benefits from solid customer traffic. Inventory is not included in the asking price and is estimated at approximately \$70,000. This offering is ideal for an owner-operator or investor seeking to own both the business and the real estate, providing long-term stability and an excellent entry into the convenience store sector.

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