

**21, 11625 Elbow Drive**  
**Calgary, Alberta**

**MLS # A2210221**



**\$65,000**

<b>Division:</b>	Canyon Meadows
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Canyon Variety & Novelty Store
<b>Size:</b>	1,633 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	See Equipment List		

Looking to be your own boss? Look no further, this well-established convenience store offers an exceptional business opportunity. Situated in a bustling strip mall with high visibility and steady foot and vehicle traffic, the location benefits from easy access off both Elbow Drive and Anderson Road. The business has been operating successfully in the same location for many years and has a loyal customer base drawn from nearby residential homes, E.P. Scarlett High School, an aquatic center, and several churches—all within walking distance. This turnkey operation is easy to manage and offers diverse revenue streams including lottery tickets, tobacco products, general merchandise, party supplies, key cutting, fax and printing services, and helium balloons. Ample parking ensures convenience for customers, making it a go-to stop in the neighborhood. Whether you're a first-time business owner or looking to expand your portfolio, this is a fantastic opportunity in a thriving area. Full training provided. Total rent includes - Rent + Operating Costs and Utilities. Please note that all viewings are strictly by appointment only, and we kindly request that you do not approach the staff directly.