



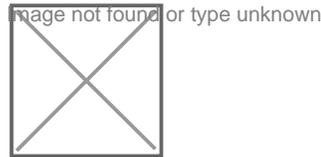
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**Regional Contact**

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## CONVENIENCE STORE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Pincher Creek, Alberta

**Listing ID:**  
34387

**MLS ID:**  
A2292653

**\$195,000**



**RAMESH VERMA**  
 (403) 547-4102

Real Estate Professionals Inc.  
 403-547-4102

Pincher Creek , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 49	<b>Lease Amount</b> 4000.00
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 2013	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 2400.00
<b>Building Area (Sq. M.)</b> 222.97	<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 located in a prime, high-visibility location in Pincher Creek. The business generates strong monthly sales of approximately \$60,000 and operates with low rent of \$4,000 per month, inclusive of operating costs. Inventory is not included in the asking price and is estimated at approximately \$70,000. This is an ideal opportunity for an owner-operator or first-time buyer looking to enter the convenience store business with stable cash flow and manageable overhead. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT

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