

# \$59,000 - N/A, Edmonton

MLS® #A2227623

**\$59,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Edmonton, Alberta

## LOOKING TO START A SMALL BUSINESS?

Donâ€™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.

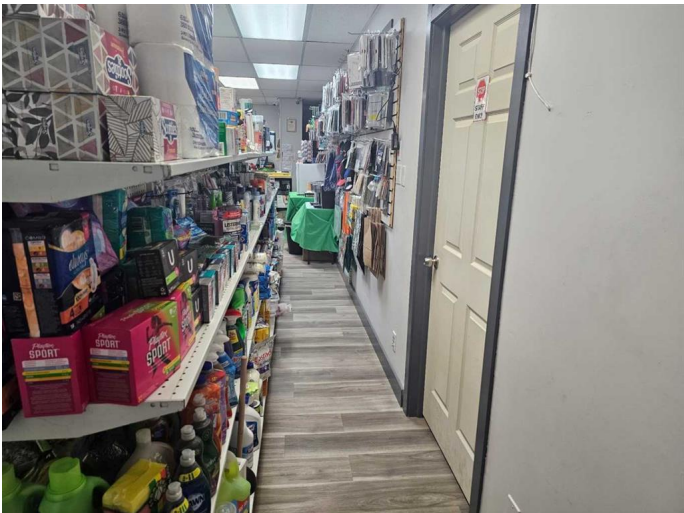
The current owner has successfully operated the business for 3 years, with steadily increasing sales thanks to strong foot traffic and a growing local population.

Sale includes business equipment and leasehold improvements only—inventory is not included (approximate value: \$20,000—\$30,000).

Built in 1910

## Essential Information

MLS® #	A2227623
Price	\$59,000
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	46

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.