

# \$115,000 - 21, 11625 Elbow Drive, Calgary

MLS® #A2210221

**\$115,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

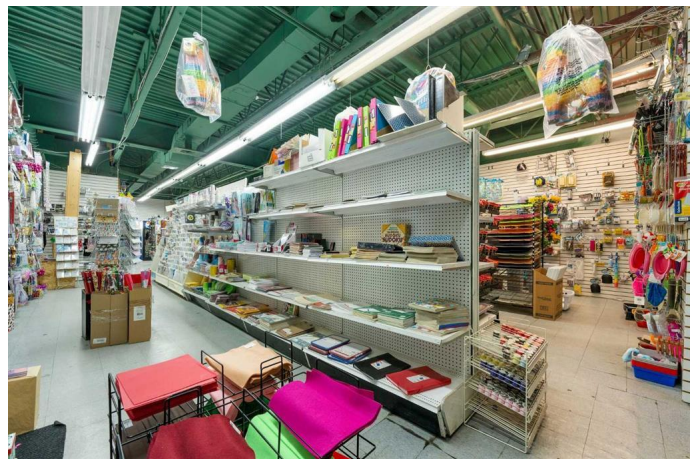
Canyon Meadows, Calgary, Alberta

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.

Built in 1977

## Essential Information

MLS® #	A2210221
Price	\$115,000



Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	21, 11625 Elbow Drive
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1G8

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	5

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.