## \$70,000 - N/A, Edmonton

MLS® #E4431005

## \$70,000

0 Bedroom, 0.00 Bathroom, Business on 0.00 Acres

Beacon Heights, Edmonton, AB

Unlock your next business venture with this fully operational, turnkey Smoke Shop & Convenience Store located in a high-traffic, high-visibility commercial strip! With strong foot traffic and loyal clientele, this shop has a well-established presence and is primed for immediate cash flow and future growth. This property also features an additional bay, perfect for sub-leasing or launching a complementary business such as a restaurant, hair salon, or service-based venture. The flexibility of this space opens the door to multiple income streams under one roof. There are 3 entrances and 2 washrooms as well! With reasonable rent and low overhead, this is a financially stable opportunity ideal for both new entrepreneurs and seasoned operators looking to expand. Serious buyers only. Please do not approach staffâ€"confidential sale.

## **Essential Information**

MLS® # E4431005

Price \$70,000

Bathrooms 0.00

Acres 0.00

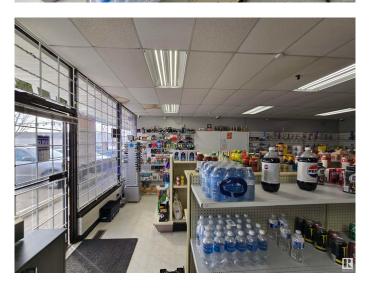
Type Business

Status Active









Address N/A

Area Edmonton

Subdivision Beacon Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T5W 1A9

## **Additional Information**

Date Listed April 15th, 2025

Days on Market 4

Zoning Zone 23

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Listing information last updated on April 19th, 2025 at 3:17pm MDT