

\$145,000 - Na Avenue, Edmonton

MLS® #E4421409

\$145,000

0 Bedroom, 0.00 Bathroom,
Business on 0.00 Acres

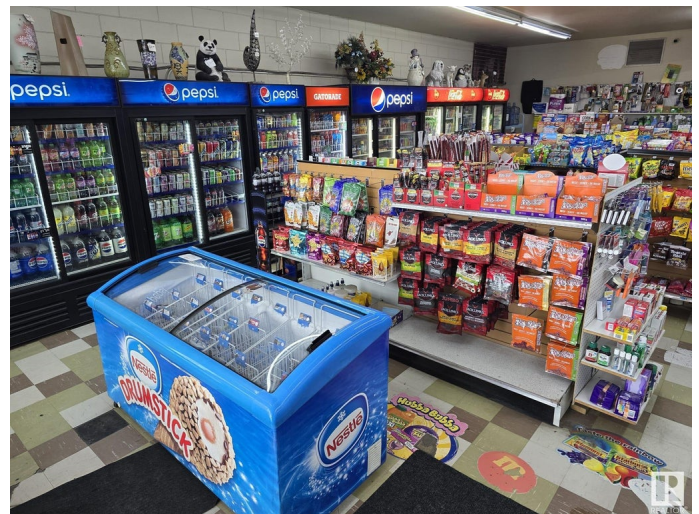
Balwin, Edmonton, AB

This convenience store has been in business for over 50 years, and has had only 3 owners in that time span! That shows a well running profitable business! Besides being a convenience store, the store operates franchises for U-HAUL, PUROLATOR, CANPAR etc! The store also offers ATM, BITCOIN MACHINE, AMAZON AND WISH PICKUP/DROP-OFF, VAPE, LOTTERY, CIGARETTES and more opportunities! Situated next to a daycare and a school, the store benefits from a prime location in a highly populated area with limited competition. With its long-standing presence and comprehensive service offerings, this store attracts steady foot traffic and presents a reliable income stream for potential buyers. Please note that approximately \$70,000 in inventory is not included in the price.

Built in 1965

Essential Information

| | |
|------------|-----------|
| MLS® # | E4421409 |
| Price | \$145,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1965 |
| Type | Business |
| Status | Active |



Community Information

| | |
|-------------|-----------|
| Address | Na Avenue |
| Area | Edmonton |
| Subdivision | Balwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5C 2A7 |

Exterior

| | |
|--------------|-------------------|
| Exterior | Block, Wood Frame |
| Construction | Block, Wood Frame |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 13th, 2025 |
| Days on Market | 49 |
| Zoning | Zone 02 |

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Listing information last updated on April 3rd, 2025 at 2:32pm MDT