

# \$174,900 - 10, 1603 62 Avenue Se, Calgary

MLS® #A2205746

**\$174,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Ogden, Calgary, Alberta

Thriving Convenience Store Opportunity in  
Established SE Community!

Discover this fantastic business opportunity in a bustling neighborhood, located within a small shopping center alongside complementary businesses. Conveniently situated within walking distance of schools and transit stops, this store is clean, well-maintained, and ready for growth.

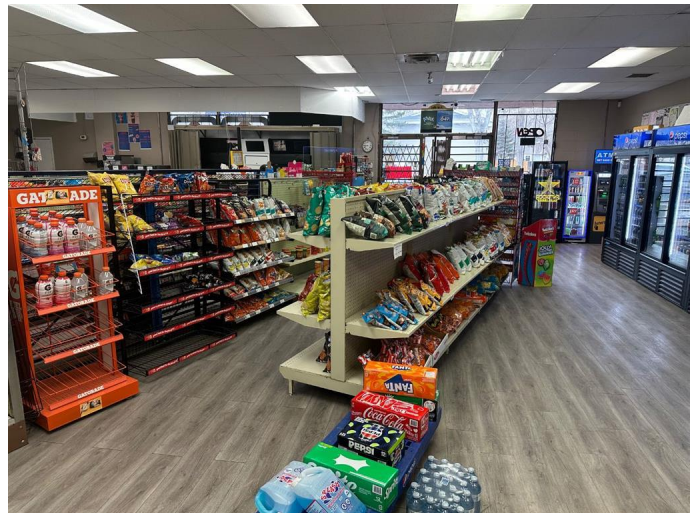
With potential to expand the product range by adding smaller grocery items and frozen foods based on local demand, the possibilities are endless. The seller has experienced consistent sales growth . This business presents an excellent opportunity for a family operation to further enhance profitability.

Don't miss your chance to own a growing, community-focused business!

Built in 1978

## Essential Information

MLS® #	A2205746
Price	\$174,900
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Business



Status	Active
--------	--------

### Community Information

Address	10, 1603 62 Avenue Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C2C5

### Additional Information

Date Listed	March 25th, 2025
Days on Market	25

### Listing Details

Listing Office	Executive Real Estate Services
----------------	--------------------------------

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.