

## \$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

### Community Information



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	3
Zoning	Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 5:17pm MDT