

# **\$145,000 - Na Avenue, Edmonton**

MLS® #E4421409

**\$145,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

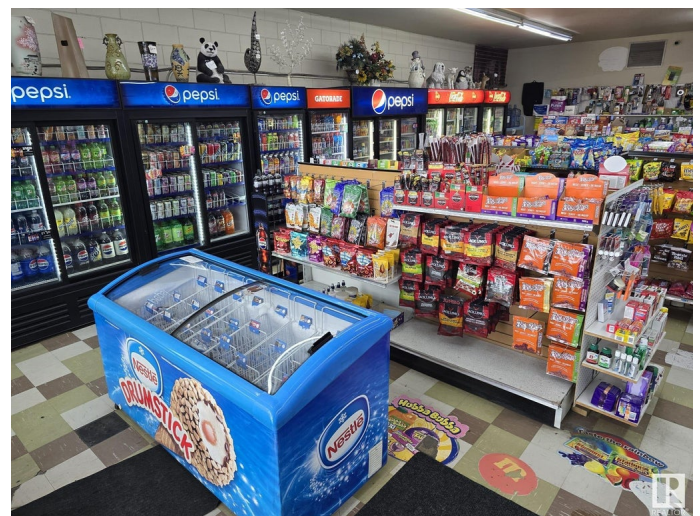
Balwin, Edmonton, AB

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	63
Zoning	Zone 02

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 17th, 2025 at 4:17pm MDT