

## \$68,000 - 3311 118 Avenue, Edmonton

MLS® #E4458141

**\$68,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Rundle Heights, Edmonton, AB

This convenience store provides services in Lotto 649, tobacco and general grocery. It has a pick up depot for online orders. This store is located in a high traffic strip center which has plenty of free parking. The rent is great and affordable. The owner chooses to operate short hours however the next person can open for longer hours. The ATM generates about \$130/month in transaction fees. The store has potential to increase sales.

### Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4458141 |
| Price     | \$68,000 |
| Bathrooms | 0.00     |
| Acres     | 0.00     |
| Type      | Business |
| Status    | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3311 118 Avenue |
| Area        | Edmonton        |
| Subdivision | Rundle Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 4X1         |



**Additional Information**

Date Listed               September 17th, 2025  
Days on Market        1  
Zoning                    Zone 23

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Listing information last updated on September 17th, 2025 at 10:32pm MDT