

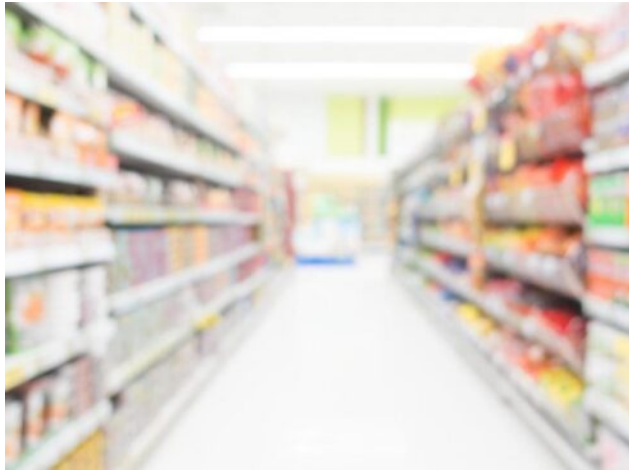


GRASSROOTS
REALTY GROUP

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MLS # A2283628

Calgary, Alberta



\$1,099,786

| | |
|--------------------|--------------|
| Division: | Calgary |
| Type: | Retail |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 1,861 sq.ft. |
| Zoning: | I-C |

| | | | |
|--------------------|-------|-----------------------|---|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | - |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | As Is | | |

Property for sale featuring a well-established grocery store and meat shop with in-store shopping and home delivery services across Calgary, Chestermere, and Airdrie. This 1,860 sq. ft. retail property is fully equipped for meat processing, grocery retail, and efficient order fulfillment. The business has a strong and loyal customer base, with repeat clients who rely on the convenience of high-quality products. The location is highly visible and easily accessible, providing excellent exposure to local traffic. The store includes modern refrigeration, display cases, and storage, making it ready for immediate operation. With growing demand for grocery delivery services, this property presents significant potential for expansion or additional revenue streams. Ideal for an owner-operator, entrepreneur, or investor looking to acquire a fully operational food retail business in a high-demand market. This is a rare opportunity to own a turnkey business with strong community presence and proven profitability.