



**MLS # A2302098**

**Calgary, Alberta**



**\$600,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Grocery
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,000 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Asset List to be provided before closing

Excellent opportunity to acquire a fully operational and profitable grocery store located in a prime, high-traffic community in Calgary NE. Established in 2015, the business is well-run and generates approximately \$1.5 million in annual gross sales with a net income of around \$220,000. The inventory is not included on the asking price and is roughly \$100k-\$120k. The store is located in a busy plaza surrounded by numerous apartment buildings, benefiting from strong residential density and consistent walk-in traffic. A gas station within the plaza further drives daily customer flow. The business enjoys exclusivity in the plaza for both a grocery store and a takeout restaurant, providing a significant competitive advantage. This is a turnkey operation, ideal for an investor or an owner-operator looking to enter the high-demand grocery sector. The monthly rent is all-inclusive, covering major operating costs. Inventory is additional to the asking price. A solid, long-established business offering immediate income and long-term stability. Serious inquiries only.