



**MLS # A2311301**

**Calgary, Alberta**



**\$499,900**

<b>Division:</b>	Calgary
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Health Food,Other
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,500 sq.ft.
<b>Zoning:</b>	-

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

A premium commercial space built with over \$1 million in renovations and equipment. The sale includes an established processing business along with a complete set of professional equipment, featuring cold-pressed canola oil and flaxseed oil production lines. The facility is equipped with a commercial kitchen suitable for producing a variety of Chinese foods such as dumplings, buns, and mooncakes. The front retail area offers flexible use and can easily be converted into a restaurant to serve fast food and beverages, creating additional revenue opportunities. The business has strong growth potential. Low rent at only \$4,200/month. Approximately 2,500 sq ft plus an additional 1,000 sq ft basement. Convenient location with excellent accessibility. An ideal opportunity for both investors and owner-operators.