

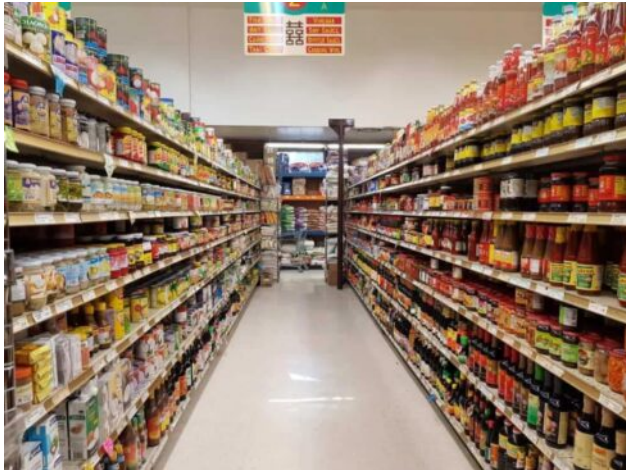


GRASSROOTS
REALTY GROUP

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MLS # A2347671

Calgary, Alberta



\$549,000

Division: Calgary
Type: Retail
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 5,480 sq.ft.
Zoning: -

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

Inclusions: existing business operation equipment. Inventory not included.

Established Supermarket in Prime Regional Mall Location Excellent opportunity to acquire an established and profitable supermarket located in a busy regional mall with ample parking and strong customer traffic. The approximately 5,500 sq. ft. store has been operating successfully for 4 years and currently generates approximately \$2 million in annual revenue, with sales continuing to grow. The store is well laid out and offers a broad selection of products, including Mainly Asian groceries and specialty foods, Fresh vegetables, Large frozen food section, BBQ section, Live seafood tanks, Wholesale supply to local restaurants. The business is profitable and will generate income from day one, with significant room for further growth and improvement. The established location, proven business concept, existing customer base, and wholesale accounts provide a strong foundation for the next owner. Wholesale accounts will be assigned to the new owner. The business has approximately 6 years remaining on the lease, with a very attractive lease rate for a location of this calibre. The regional mall naturally generates significant customer traffic, providing the store with an established flow of shoppers. The seller is retiring, creating an excellent opportunity for a motivated entrepreneur or family to take over and continue growing the business. It could be particularly well suited to someone with experience in the food or restaurant industry. There is a full commercial kitchen with a walk-in cooler and a walk-in freezer. Therefore, adding a food, seating area is feasible. Starting a new 5,500 sq. ft. supermarket from scratch would require a substantial investment in renovations, equipment, inventory, and setup—potentially exceeding the \$550,000 already invested in renovations and equipment. With this opportunity, you also acquire the benefit of four years

of accumulated customers, operating history, established supplier relationships, and a proven business model. A great opportunity to acquire an established, profitable business with an attractive lease, proven location, and significant potential for continued growth. NDA required for additional financial and business information.