



GRASSROOTS
REALTY GROUP

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MLS # A2204138

Calgary, Alberta



\$599,900

Division: Calgary
Type: Business
Bus. Type: Grocery
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 4,000 sq.ft.
Zoning: M3

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 3.02 Acres
Lot Feat: -

TURNKEY BUSINESS!!! Your chance to own a highly profitable, well-established GROCERY STORE in a prime location with constant foot traffic and over \$1.1M+ in Annual Sales and 40% Gross Profit Margin. Spanning 4,000 sqft., this spacious retail space is fully stocked with high-demand East Indian groceries, fresh produce, frozen goods, and kitchen essentials, making it a go-to destination for the community. With plenty of outdoor parking and excellent visibility on a busy road, this store attracts a steady flow of loyal customers. All products are locally and internationally sourced, offering a one-stop shopping experience for those looking for specialty ingredients and household essentials. This is a turnkey business with consistent revenue and growth potential, ideal for an entrepreneur ready to step into a thriving operation. Don't miss this opportunity to take over a successful retail business in a high-demand market! Serious inquiries only! Please Note. NDA and financial capacity may be reviewed before the release of any financial information &/or business address, pictures displayed are for illustration purposes only and may not accurately represent the site, as per the seller's instructions.