



GRASSROOTS
REALTY GROUP

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**1245 38 Avenue NE
Calgary, Alberta**

MLS # A2244386

\$159,900



Division: Walden

Type: Warehouse

Bus. Type: Fast Food, Office Supply, Other, Printing, Recycling, Storage

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,340 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Take advantage of this rare opportunity to own a well-established 30+ year-old packaging supply business, serving over 400 loyal clients, including restaurants and retailers. Ideally located with great access to all major roads. This turnkey operation includes a total of 3,360 sq ft of space (1,920 sq ft main area + 1,440 sq ft across 2 warehouses), offering ample room for inventory, operations, and future growth. The business generates consistent cash flow, operates efficiently, and benefits from steady client referrals. The seller is committed to ensuring a smooth transition and is willing to support the new owner in all areas of the operation.