



GRASSROOTS
REALTY GROUP

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MLS # A2257790

Airdrie, Alberta



\$550,000

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

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	3.02 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

TURNKEY GROCERY STORE | PROFITABLE | PRIME LOCATION Step into ownership of a well-established grocery store that has become a go-to destination in the community. This business generates over \$1M in annual sales with a 40% gross profit margin, offering a proven track record and strong cash flow. The store spans 4,000+ sqft and is fully stocked with high-demand East Indian groceries, fresh produce, frozen foods, and household essentials. Customers appreciate the convenience of one-stop shopping, while the high-visibility location on a busy road with ample parking ensures steady traffic day after day. With efficient operations already in place, this is an excellent opportunity for an owner-operator or investor seeking a profitable, easy-to-manage business. There is also room to expand product lines or add complementary services, creating additional growth potential. Confidential Offering & NDA and proof of financial capacity required before release of financial details or site address. Photos are for illustration only and may not represent the actual property.