



MLS # A2302098

Calgary, Alberta

\$600,000



Division:	Calgary
Type:	Business
Bus. Type:	Grocery
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,000 sq.ft.
Zoning:	-

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

Inclusions: Asset List to be provided before closing

Excellent opportunity to acquire a fully operational and profitable grocery store located in a prime, high-traffic community in Calgary NE. Established in 2015, the business is well-run and generates approximately \$1.5 million in annual gross sales with a net income of around \$220,000. The inventory is not included on the asking price and is roughly \$100k-\$120k. The store is located in a busy plaza surrounded by numerous apartment buildings, benefiting from strong residential density and consistent walk-in traffic. A gas station within the plaza further drives daily customer flow. The business enjoys exclusivity in the plaza for both a grocery store and a takeout restaurant, providing a significant competitive advantage. This is a turnkey operation, ideal for an investor or an owner-operator looking to enter the high-demand grocery sector. The monthly rent is all-inclusive, covering major operating costs. Inventory is additional to the asking price. A solid, long-established business offering immediate income and long-term stability. Serious inquiries only.