



**MLS # A2304215**

**Calgary, Alberta**



**\$174,786**

**Division:** Calgary

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,200 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NONE

Located in a bustling, high-exposure corridor surrounded by established residential communities, this thriving grocery business presents an exceptional ownership opportunity. Known for its strong community presence and consistent foot traffic, the store has built a loyal customer base that returns regularly for its quality offerings and dependable service. The business features a full range of grocery essentials, fresh produce, and culturally relevant specialty products tailored to the neighborhood's diverse population. A standout component is its highly popular Halal meat section, which draws steady demand from both local residents and customers across the city. This is a fully operational, turnkey opportunity with proven profitability—ideal for an owner-operator or investor seeking a stable business with room to expand and further capitalize on its strong market position.