



**GRASSROOTS**  
REALTY GROUP

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**1840 36 Street SE**  
**Calgary, Alberta**

**MLS # A2164463**



**\$499,900**

<b>Division:</b>	Forest Lawn
<b>Type:</b>	Business
<b>Bus. Type:</b>	Butcher, Commercial , Deli/Catering, Retail
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Illichmann's Sausage Shop
<b>Bus. Name:</b>	Illichman Sausage Shop Ltd.
<b>Size:</b>	3,160 sq.ft.
<b>Zoning:</b>	mu
<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	Concrete, Other
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	None
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	0.07 Acre
<b>Lot Feat:</b>	Back Lane, Corner Lot, Level, Near Shopping Center

This well established business could be yours. Illichmann's Sausage Shop is a renowned meat shop located in Calgary. The owner's are retiring. The purchase price includes over \$300,000 in processing equipment. This turn key business is a successful Deli that boast a catering business to well established accounts. The current owners will train new buyers to ensure successful transition. The shop has established a warm and friendly atmosphere, which has been their hallmark for over half a century. At Illichmann's, they take great pride in their commitment to crafting homemade sausages without any additives, fillers, or preservatives. This dedication to using only the finest ingredients sets them apart from others in the industry. Their traditional recipes have stood the test of time, and they continue to uphold the same standards that have made them a beloved establishment. The shop offers a wide range of meat products, ensuring that customers have access to the best quality cuts of pork and beef. From their homemade sausages to bacon and various other meat options, Illichmann's sources only the highest quality ingredients. Their attention to detail is evident in the curing, smoking, and preparation of their products, showcasing the dedication and passion that runs in their family. Illichmann's Sausage Shop has become synonymous with excellence in Calgary, known for its commitment to producing top-notch sausages and meat products. Whether you're a meat connoisseur or simply looking for delicious and authentic options, this shop is sure to exceed your expectations.