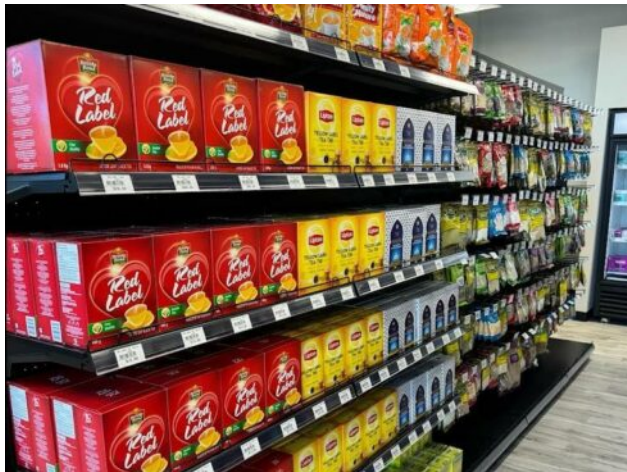


**MLS # A2204138**

**Calgary, Alberta**

**\$599,900**



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

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

**TURNKEY BUSINESS!!!** Your chance to own a highly profitable, well-established GROCERY STORE in a prime location with constant foot traffic and over \$1.1M+ in Annual Sales and 40% Gross Profit Margin. Spanning 4,000 sqft., this spacious retail space is fully stocked with high-demand East Indian groceries, fresh produce, frozen goods, and kitchen essentials, making it a go-to destination for the community. With plenty of outdoor parking and excellent visibility on a busy road, this store attracts a steady flow of loyal customers. All products are locally and internationally sourced, offering a one-stop shopping experience for those looking for specialty ingredients and household essentials. This is a turnkey business with consistent revenue and growth potential, ideal for an entrepreneur ready to step into a thriving operation. Don't miss this opportunity to take over a successful retail business in a high-demand market! Serious inquiries only! Please Note. NDA and financial capacity may be reviewed before the release of any financial information &/or business address, pictures displayed are for illustration purposes only and may not accurately represent the site, as per the seller's instructions.