

# \$275,000 - 24, 3304 64 Street Ne, Calgary

MLS® #A2184050

**\$275,000**

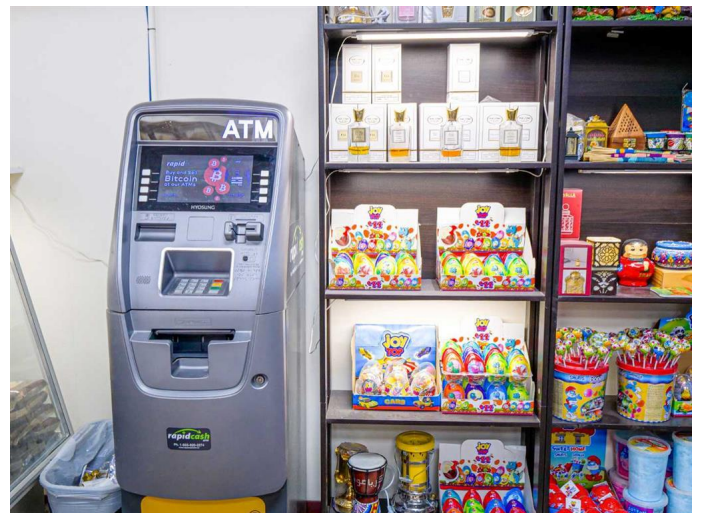
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Temple, Calgary, Alberta

This is a rare opportunity to own a thriving, well-established Halal convenience store with an in-store butcher and meat market. Located in a busy strip mall in Rundelhorn & 32 Avenue NE neighborhood, this business has been serving loyal customers for 12 years with new owners operating for 4 years and has built a strong reputation for quality halal products and excellent customer service.

**Key Features:**

- â€¢ Prime Location: High foot traffic area with easy access to main roads and ample parking. Surrounded by residential neighborhoods, this location has a steady flow of customers.
- â€¢ Dual Business Model: Operating both as a convenience store, a full-service meat market, & a small bakery service meat pies & Arabic style flatbreads, this store offers a diverse range of products, from everyday groceries and snacks to premium cuts of meat.
- â€¢ Meat Department: Fully equipped butcher area with commercial refrigeration, cutting tools, and storage. Offering a variety of fresh meats, specialty cuts, and custom orders.
- â€¢ Store Layout: Efficient layout with distinct sections for groceries, meats, and frozen goods. Clean and organized with ample shelving and refrigerated units.
- â€¢ Turnkey Business: The sale includes all equipment, fixtures, and inventory (negotiable). It is a great option for someone looking to continue running an established business.
- â€¢ Well-Trained Staff: Experienced staff in



place, including skilled butchers and retail associates, ready to assist customers.

â€¢ **Steady Income:** Proven track record of profitability with consistent revenue streams from both convenience goods and meat sales.

**Additional Features:**

â€¢ **Storage & Parking:** Adequate storage space in the back for inventory, as well as ample parking for customers.

â€¢ **Energy Efficient:** Recently upgraded lighting and refrigeration units to ensure energy efficiency.

â€¢ **Potential for Growth:** There is plenty of room for expansion, whether through adding new services or increasing marketing efforts to attract even more customers.

**Perfect for:** Entrepreneurs looking for a business with a steady customer base or investors wanting a turnkey operation in food retail space. **MONTHLY RENT \$3,300 PER MONTH - OPERATION COST \$1,404 PER MONTH .**

**PLEASE DO NOT APPROACH THE STORE OR STAFF DIRECTLY. PLEASE MAKE APPOINTMENT.**

Built in 1985

### **Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2184050   |
| Price      | \$275,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1985       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 24, 3304 64 Street Ne |
| Subdivision | Temple                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T1Y5R4  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 26th, 2024 |
| Days on Market | 223                 |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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