

# \$599,900 - N/A, Calgary

MLS® #A2204138

**\$599,900**

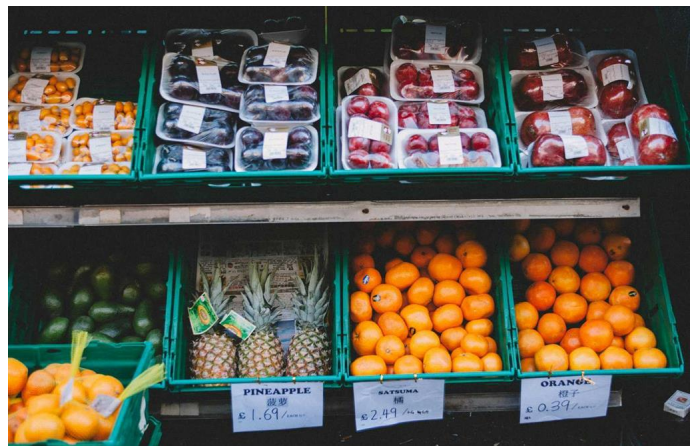
0 Bedroom, 0.00 Bathroom,  
Commercial on 3.02 Acres

N/A, Calgary, Alberta

**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. Donâ€™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 sellerâ€™s instructions.

Built in 1980

## Essential Information



MLS® #	A2204138
Price	\$599,900
Bathrooms	0.00
Acres	3.02
Year Built	1980
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

### Additional Information

Date Listed	March 20th, 2025
Days on Market	48
Zoning	M3

### Listing Details

Listing Office	Century 21 Bravo Realty
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