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## 2926 3 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
25533

**MLS ID:**  
A2137247

**\$599,000**



 **SUNIL MALL**  
 (403) 590-2233

 URBAN-REALTY.ca  
 403-590-2233

 2926 3 Avenue NE, Calgary , Alberta T2A 6T7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 90	<b>Lease Amount</b> 12500.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Meridian	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1980	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 6400.00	<b>Building Area (Sq. M.)</b> 594.57
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Financial Statements, Formal Lease

Rare and unique opportunity to acquire a food wholesaling business specializing in South Indian Products. Started in 2015 this well-ingrained brand has over 250 items ranging in all categories of spices, cooking oil, flours, millets, rice's, specialty rice's, frozen foods, and many more. The brand can be seen in almost every grocery store in all over Canada. Full supply chain has been established from local vendors in India all the way to Canada, which allows for ease of distribution. The Business is turn key and has a large 40,000 sqft acreage in India where natural ingredients are procured and packaged before they are shipped to Canada. Upon arrival there is a 6,500 sqft warehouse with 2 offices, a large freezer, storage/racking of all dry inventories, a separate entrance loading dock for large shipping containers and separate drive in bay, ample time still remains on the Lease with renewals available. The business also will come with multiple forklifts for easy movement of items. Smaller freezer and coolers for quick delivery of items. Industrial grade Packing Machine capable of packing various sizes and quantities needed to meet high demands. Delivery vehicle maintained and ready to haul deliveries. State of the art inventory process and system. This is an exceptional opportunity for the individual who has experience in South Indian products. All prospective buyers will need to sign a Non-disclosure agreement before any information is released.

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