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## 1245 38 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
26951


**MLS ID:**  
A2180884

**\$199,000**



 **JUN XIAO**  
 (800) 899-1217

 Greater Property Group  
 800-899-1217

 1245 38 Avenue NE, Calgary , Alberta T2E 6M2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 64	<b>Zoning</b> I-G
<b>Subdivision</b> McCall	<b>Building Type</b> Warehouse	<b>Year Built</b> 1974
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> n/a	<b>Building Area (Sq. Ft.)</b> 3344.00	<b>Building Area (Sq. M.)</b> 310.67
<b>Inclusions</b> Electric Forklift * 2, Electric Pallet * 2, Heavy Duty Racks	<b>Restrictions</b> None Known	<b>Reports</b> Formal Lease, Unaudited Financial Stmnts

A 30+ year-old Calgary-based packaging supply business serving over 400 loyal clients, including restaurants and retailers. With 22% revenue growth (2023-2024) and consistent profitability, this business showcases steady financial performance. Operated from two renewable-leased warehouses (3,344 sqft total, \$5K/month rent). Simple operations allow for single-person management. The business enjoys solid cash flow, efficient operations, and sustained client referrals. The seller is willing to help the new owner with a smooth transition in all aspects of the operation. 3-year financials available upon offer. A rare opportunity to acquire a profitable, turnkey operation with proven growth potential!

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