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## GROCERY FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
29886

**MLS ID:**  
A2204138

**\$599,900**



 **MOHIT DHILLON**  
 (587) 719-5523

 Century 21 Bravo Realty  
 403-250-2882

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 59	<b>Lease Amount</b> 30.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> M3	<b>Year Built</b> 1980
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 4000.00	<b>Building Area (Sq. M.)</b> 371.61	<b>Lot Size (Sq. Ft.)</b> 131552
<b>Lot Size (Acres)</b> 3.02	<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval
<b>Reports</b> None		

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.

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