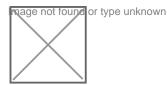


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3009 23 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 30204

MLS ID: A2212090

\$249,786



- **△** KRISHAN GOLL
- **2** (403) 250-2882
- □ Century 21 Bravo Realty
- **403-250-2882**
- 3009 23 Street NE, Calgary , Alberta T2E7A4

**Transaction Type** 

For Sale

**Days On Market** 

3

Zoning C-N1

Subdivision

Year Built

Structure Type

Saddle Ridge

2017

Five Plus

**Property Type** 

Commercial Bus

Legal Plan

Business

**Building Area (Sq. Ft.)** 

1550.00

Building Area (Sq. M.)

**Property Sub Type** 

144.00

Inclusions NONE

Restrictions

Reports

None Known Audited Financial Statements

Exciting opportunity to own a well-established and profitable Snacks and Food business! This turnkey operation is known for its high-quality offerings, loyal customer base, and strong community presence. Located in a high-traffic area with excellent visibility, this business is ideal for an owner-operator or as an addition to an existing portfolio. With consistent sales, strong margins, and room for growth through catering, delivery, or extended hours, this is a rare chance to step into a thriving business with immediate cash flow. Don't miss out on owning a popular food destination with an excellent reputation and potential to scale!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.