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GROCERY FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
34885

MLS ID:
A2302098

\$600,000



 **RAMESH VERMA**
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 Real Estate Professionals Inc.
 403-547-4102

 Calgary , Alberta

Transaction Type For Lease	Days On Market 14	Lease Amount 9400.00
Lease Frequency Monthly	Year Built 2015	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 2000.00
Building Area (Sq. M.) 185.80	Inclusions Asset List to be provided before closing	Restrictions None Known
Reports None		

Excellent opportunity to acquire a fully operational and profitable grocery store located in a prime, high-traffic community in Calgary NE. Established in 2015, the business is well-run and generates approximately \$1.5 million in annual gross sales with a net income of around \$220,000. The inventory is not included on the asking price and is roughly \$100k-\$120k. The store is located in a busy plaza surrounded by numerous apartment buildings, benefiting from strong residential density and consistent walk-in traffic. A gas station within the plaza further drives daily customer flow. The business enjoys exclusivity in the plaza for both a grocery store and a takeout restaurant, providing a significant competitive advantage. This is a turnkey operation, ideal for an investor or an owner-operator looking to enter the high-demand grocery sector. The monthly rent is all-inclusive, covering major operating costs. Inventory is additional to the asking price. A solid, long-established business offering immediate income and long-term stability. Serious inquiries only.

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