

**MLS # A2269094**

**Calgary, Alberta**



**\$3,599,786**

**Division:** Calgary

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,400 sq.ft.

**Zoning:** .

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** As Is

Exceptional opportunity to own both the property and the well-established meat and take-out business in a remarkable location with excellent visibility and steady traffic. This turnkey operation has served the community for years and boasts a loyal customer base that returns for its quality products and outstanding service. The property includes a fully equipped retail and food preparation area, offering a seamless setup for continued success. Ideal for investors or owner-operators seeking a solid, proven business with real estate ownership included