

**MLS # A2278635**

**Calgary, Alberta**



**\$399,900**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Convenience Store, Grocery
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,000 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** An asset list will be provided after the offer is accepted.

Incredible opportunity to own a thriving South-Asian Grocery Store in the heart of Saddleridge! This business boasts a PRIME LOCATION with high foot traffic, situated in a densely populated residential hub with a loyal local clientele. Featuring a clean, well-organized layout and a comprehensive inventory of specialty spices, fresh produce, and ethnic staples, this turnkey operation is perfect for an entrepreneur looking to step into a successful, community-staple business. Don't miss out on this high-visibility gem in one of NE Calgary's most vibrant neighborhoods.