

**24, 3304 64 Street NE**  
**Calgary, Alberta**

**MLS # A2184050**



**\$275,000**

<b>Division:</b>	Temple
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Bakery, Butcher, Convenience Store, Grocery
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Tasty Halal Store
<b>Size:</b>	1,940 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>	-
<b>Inclusions:</b>	NON		

This is a rare opportunity to own a thriving, well-established Halal convenience store with an in-store butcher and meat market. Located in a busy strip mall in Rundlehorn & 32 Avenue NE neighborhood, this business has been serving loyal customers for 12 years with new owners operating for 4 years and has built a strong reputation for quality halal products and excellent customer service. Key Features:

- **Prime Location:** High foot traffic area with easy access to main roads and ample parking. Surrounded by residential neighborhoods, this location has a steady flow of customers.
- **Dual Business Model:** Operating both as a convenience store, a full-service meat market, & a small bakery service meat pies & Arabic style flatbreads, this store offers a diverse range of products, from everyday groceries and snacks to premium cuts of meat.
- **Meat Department:** Fully equipped butcher area with commercial refrigeration, cutting tools, and storage. Offering a variety of fresh meats, specialty cuts, and custom orders.
- **Store Layout:** Efficient layout with distinct sections for groceries, meats, and frozen goods. Clean and organized with ample shelving and refrigerated units.
- **Turnkey Business:** The sale includes all equipment, fixtures, and inventory (negotiable). It is a great option for someone looking to continue running an established business.
- **Well-Trained Staff:** Experienced staff in place, including skilled butchers and retail associates, ready to assist customers.
- **Steady Income:** Proven track record of profitability with consistent revenue streams from both convenience goods and meat sales.

**Additional Features:**

- **Storage & Parking:** Adequate storage space in the back for inventory, as well as ample parking for customers.
- **Energy Efficient:** Recently upgraded lighting and refrigeration units to ensure

energy efficiency. • Potential for Growth: There is plenty of room for expansion, whether through adding new services or increasing marketing efforts to attract even more customers. Perfect for: Entrepreneurs looking for a business with a steady customer base or investors wanting a turnkey operation in food retail space. MONTHLY RENT \$3,300 PER MONTH - OPERATION COST \$1,404 PER MONTH . PLEASE DO NOT APPROACH THE STORE OR STAFF DIRECTLY. PLEASE MAKE APPOINTMENT.