\$275,000 - 24, 3304 64 Street Ne, Calgary

MLS® #A2184050

\$275,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Temple, Calgary, Alberta

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.

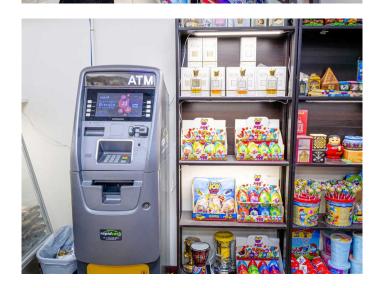
Key Features:

• 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.

Built in 1985

Essential Information

MLS® # A2184050

Price \$275,000

Bathrooms 0.00 Acres 0.00 Year Built 1985

Type Commercial

Sub-Type Retail Status Active

Community Information

Address 24, 3304 64 Street Ne

Subdivision Temple

City Calgary
County Calgary
Province Alberta
Postal Code T1Y5R4

Additional Information

Date Listed December 26th, 2024

Days on Market 116

Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. 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.