

\$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 Rundelhorn & 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:

- â€¢ 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.
- â€¢ 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.
- â€¢ Meat Department: Fully equipped butcher area with commercial refrigeration, cutting tools, and storage. Offering a variety of fresh meats, specialty cuts, and custom orders.
- â€¢ Store Layout: Efficient layout with distinct sections for groceries, meats, and frozen goods. Clean and organized with ample shelving and refrigerated units.
- â€¢ 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.
- â€¢ Well-Trained Staff: Experienced staff in



place, including skilled butchers and retail associates, ready to assist customers.

â€¢ Steady Income: Proven track record of profitability with consistent revenue streams from both convenience goods and meat sales.

Additional Features:

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

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| Date Listed | December 26th, 2024 |
| Days on Market | 201 |

Listing Details

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| Listing Office | First Place Realty |
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