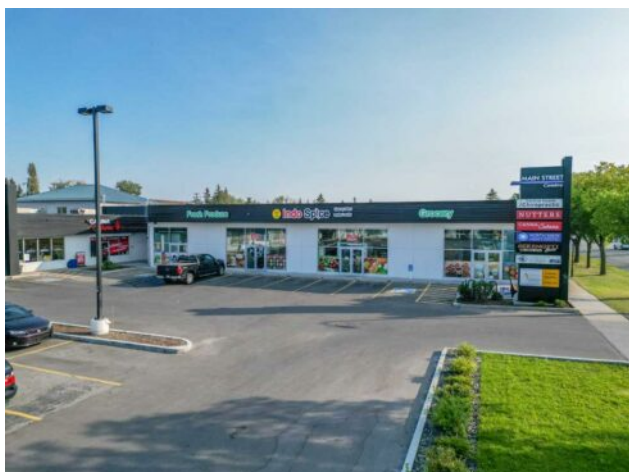


**MLS # A2257790**

**Airdrie, Alberta**

# \$550,000



**Division:** Airdrie

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,000 sq.ft.

**Zoning:** M3

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.02 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

**TURNKEY GROCERY STORE | PROFITABLE | PRIME LOCATION** Step into ownership of a well-established grocery store that has become a go-to destination in the community. This business generates over \$1M in annual sales with a 40% gross profit margin, offering a proven track record and strong cash flow. The store spans 4,000+ sqft and is fully stocked with high-demand East Indian groceries, fresh produce, frozen foods, and household essentials. Customers appreciate the convenience of one-stop shopping, while the high-visibility location on a busy road with ample parking ensures steady traffic day after day. With efficient operations already in place, this is an excellent opportunity for an owner-operator or investor seeking a profitable, easy-to-manage business. There is also room to expand product lines or add complementary services, creating additional growth potential. Confidential Offering & NDA and proof of financial capacity required before release of financial details or site address. Photos are for illustration only and may not represent the actual property.