

33, 3616 52 Avenue NW  
Calgary, Alberta

MLS # A2279364



**\$79,000**

**Division:** Brentwood

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,440 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** The seller will provide an equipment list.

This meat shop is in a perfect NW location, right in the center of several residential neighborhoods. It is conveniently located near major roads and a high school, ensuring steady daily traffic. A new development project is also underway nearby, which will bring many more potential customers to the area. The shop has earned a great reputation among locals for its high-quality meats and convenient ready-to-eat meals. Because the local demand is so high, there is a big opportunity to increase sales by adding more grocery items or specialty products. The business is very easy to manage because the systems are already in place.