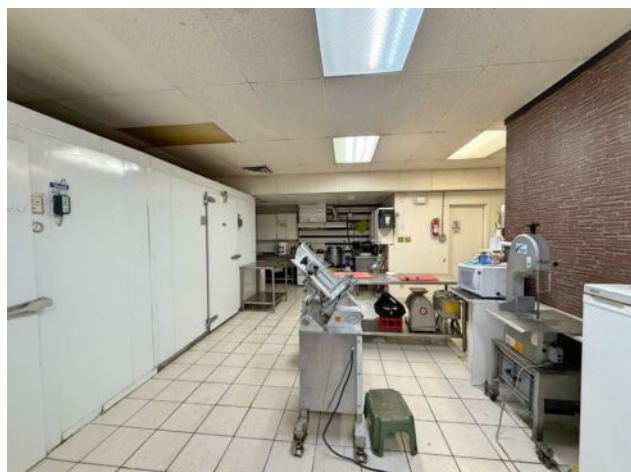


**33, 3616 52 Avenue NW
Calgary, Alberta**

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.