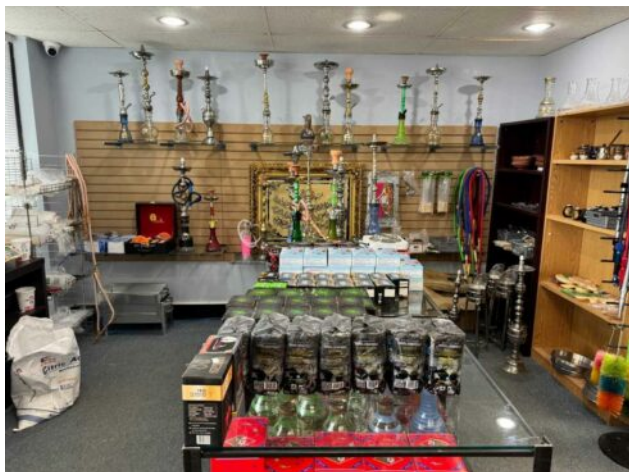


MLS # A2235851

Calgary, Alberta

\$149,000



Division:	Calgary
Type:	Retail
Bus. Type:	Grocery,Retail ,Warehouse,Wholesale
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,550 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Asset List to be provided before closing

An Exceptional Business Opportunity & Multi-Use Space with Strong Revenue Potential An exciting opportunity to acquire a profitable and versatile business specializing in shisha sales, shawarma supply, grocery items, wholesale supply, and related accessories. With low monthly rent and consistent daily foot traffic, this business enjoys strong market visibility and growth potential. The space is highly adaptable and features: 14-foot overhead door, 20-foot clear ceiling height, Warehouse area: 1,176 sq. ft. , Mezzanine: 432 sq. ft. & Main floor office: 374 sq. ft. The flexible layout makes it ideal for a variety of commercial uses, adding to its long-term value and appeal. Opportunities like this are rare and highly sought-after, so don't miss your chance. Serious inquiries only. Please note: All showings are by appointment only. Do not approach staff or visit the business without prior scheduling. Contact us today to learn more or to book a private showing.