## ROBERT HART MOORE GRASSROOTS REALTY GROUP

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## 123 Any NW Calgary, Alberta

**Heating:** Floors: Roof: **Exterior:** Water: Sewer: Inclusions: MLS # A2245752



\$650,000

Country Hills Village

Division:

	Type:	Retail	
	Bus. Type:	-	
	Sale/Lease:	For Lease	
	Bldg. Name:	-	
	Bus. Name:	-	
	Size:	5,480 sq.ft.	
	Zoning:	-	
-		Addl. Cost:	-
-		Based on Year:	-
-		Utilities:	-
-		Parking:	-
-		Lot Size:	-
-		Lot Feat:	-
All business equipment and shelves, refrigeration e	equipment necess	sary to operate a 500	00sf grocery store

Supermarket grocery store in a regional mall, lot of parking, 5500sf with mainly Asian food, fresh vegetables, frozen food section, BBQ section, live seafood tanks, well laid out. Currently \$2M revenue and climbing, business in operation for 3 years, also wholesale supply to restaurants, wholesale accounts will be assign to the new owner. Profitable business, make money from day one and lots of runway to improve. Proven location and business concept, 7 years lease left. Great lease rate for this caliber of mall location. Customers are draw in by the mall. Seller retires, great opportunity for young persons who want to build something. Suitable for family operation also, especially if you are a BBQ chef. If you open a 5500sf store, the cost will be more than the \$650k for renovation/equipment cost... Now the accumulated 3 years of customer is given to you... it is like you are handed the controls after the plane has reached cruising altitude. Making things really clear and easy... no more guessing or chance to make mistakes. \$650k. NDA required for further info.