

\$275,000 - 24, 3304 64 Street Ne, Calgary

MLS® #A2184050

\$275,000

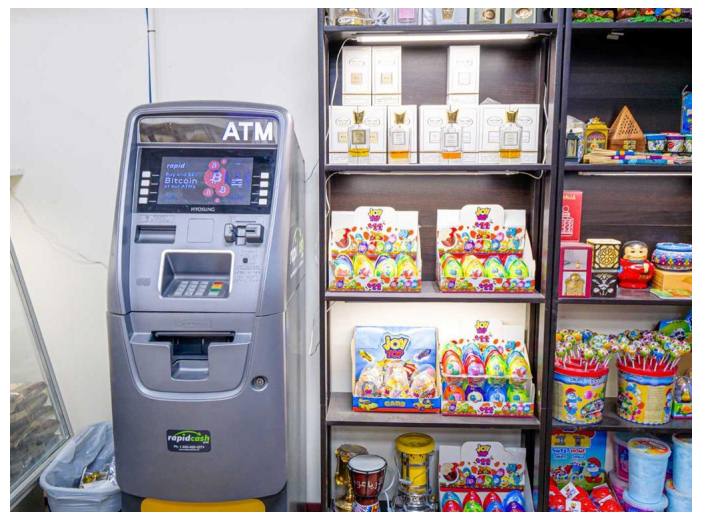
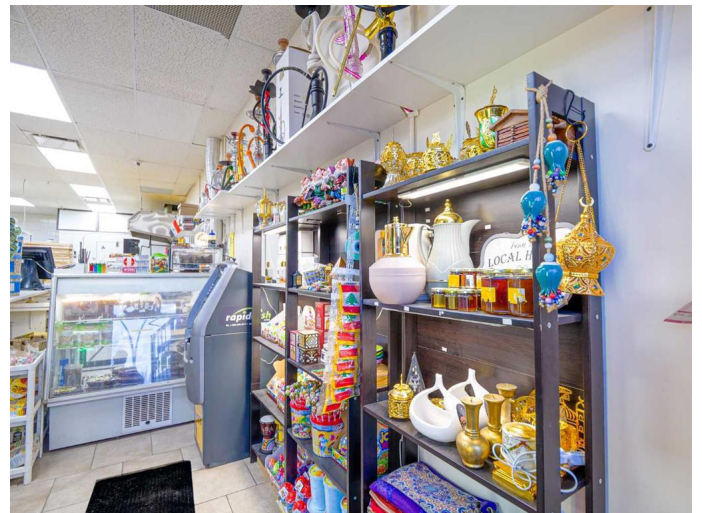
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Temple, Calgary, Alberta

This is a rare opportunity to own a thriving, well-established Halal convenience store with an in-store butcher and meat market. Located in a busy strip mall in Rundelhorn & 32 Avenue NE neighborhood, this business has been serving loyal customers for 12 years with new owners operating for 4 years and has built a strong reputation for quality halal products and excellent customer service.

Key Features:

- â€¢ Prime Location: High foot traffic area with easy access to main roads and ample parking. Surrounded by residential neighborhoods, this location has a steady flow of customers.
- â€¢ Dual Business Model: Operating both as a convenience store, a full-service meat market, & a small bakery service meat pies & Arabic style flatbreads, this store offers a diverse range of products, from everyday groceries and snacks to premium cuts of meat.
- â€¢ Meat Department: Fully equipped butcher area with commercial refrigeration, cutting tools, and storage. Offering a variety of fresh meats, specialty cuts, and custom orders.
- â€¢ Store Layout: Efficient layout with distinct sections for groceries, meats, and frozen goods. Clean and organized with ample shelving and refrigerated units.
- â€¢ Turnkey Business: The sale includes all equipment, fixtures, and inventory (negotiable). It is a great option for someone looking to continue running an established business.
- â€¢ Well-Trained Staff: Experienced staff in



place, including skilled butchers and retail associates, ready to assist customers.

â€¢ **Steady Income:** Proven track record of profitability with consistent revenue streams from both convenience goods and meat sales.

Additional Features:

â€¢ **Storage & Parking:** Adequate storage space in the back for inventory, as well as ample parking for customers.

â€¢ **Energy Efficient:** Recently upgraded lighting and refrigeration units to ensure energy efficiency.

â€¢ **Potential for Growth:** There is plenty of room for expansion, whether through adding new services or increasing marketing efforts to attract even more customers.

Perfect for: Entrepreneurs looking for a business with a steady customer base or investors wanting a turnkey operation in food retail space. **MONTHLY RENT \$3,300 PER MONTH - OPERATION COST \$1,404 PER MONTH .**

PLEASE DO NOT APPROACH THE STORE OR STAFF DIRECTLY. PLEASE MAKE APPOINTMENT.

Built in 1985

Essential Information

MLS® #	A2184050
Price	\$275,000
Bathrooms	0.00
Acres	0.00
Year Built	1985
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	24, 3304 64 Street Ne
Subdivision	Temple

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y5R4

Additional Information

Date Listed	December 26th, 2024
Days on Market	175

Listing Details

Listing Office	First Place Realty
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