

**1245 38 Avenue NE
Calgary, Alberta**

MLS # A2244386

\$159,900



Heating:

-

Addl. Cost:

-

Floors:

-

Based on Year:

-

Roof:

-

Utilities:

-

Exterior:

-

Parking:

-

Water:

-

Lot Size:

-

Sewer:

-

Lot Feat:

-

Inclusions: N/A

Take advantage of this rare opportunity to own a well-established 30+ year-old packaging supply business, serving over 400 loyal clients, including restaurants and retailers. Ideally located with great access to all major roads. This turnkey operation includes a total of 3,360 sq ft of space (1,920 sq ft main area + 1,440 sq ft across 2 warehouses), offering ample room for inventory, operations, and future growth. The business generates consistent cash flow, operates efficiently, and benefits from steady client referrals. The seller is committed to ensuring a smooth transition and is willing to support the new owner in all areas of the operation.