

**1245 38 Avenue NE
Calgary, Alberta****MLS # A2244386****\$159,900**

Division:	Walden
Type:	Warehouse
Bus. Type:	Fast Food,Office Supply,Other,Printing,Recycling,Storage
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,340 sq.ft.
Zoning:	-

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.