

**33, 3616 52 Avenue NW
Calgary, Alberta**

MLS # A2279364



\$79,000

Division: Brentwood

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,440 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: The seller will provide an equipment list.

This space is a great opportunity for a bubble tea, juice, sushi, or sandwich shop. It is located near a high school and a residential area, ensuring plenty of local customers. This meat shop is in a perfect NW location, right in the center of several residential neighborhoods. It is conveniently located near major roads and a high school, ensuring steady daily traffic. A new development project is also underway nearby, which will bring many more potential customers to the area. The shop has earned a great reputation among locals for its high-quality meats and convenient ready-to-eat meals. Because the local demand is so high, there is a big opportunity to increase sales by adding more grocery items or specialty products. The business is very easy to manage because the systems are already in place. Please note that no commercial canopy is installed.