

**24, 3304 64 Street NE
Calgary, Alberta****MLS # A2184050****\$275,000**

Division:	Temple
Type:	Retail
Bus. Type:	Bakery, Butcher, Convenience Store, Grocery
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	Tasty Halal Store
Size:	1,940 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	NON		

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 Rundlehorn & 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:

- 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.
- 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.
- Meat Department: Fully equipped butcher area with commercial refrigeration, cutting tools, and storage. Offering a variety of fresh meats, specialty cuts, and custom orders.
- Store Layout: Efficient layout with distinct sections for groceries, meats, and frozen goods. Clean and organized with ample shelving and refrigerated units.
- 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.
- Well-Trained Staff: Experienced staff in place, including skilled butchers and retail associates, ready to assist customers.
- Steady Income: Proven track record of profitability with consistent revenue streams from both convenience goods and meat sales.

Additional Features:

- Storage & Parking: Adequate storage space in the back for inventory, as well as ample parking for customers.
- Energy Efficient: Recently upgraded lighting and refrigeration units to ensure

energy efficiency. • 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.