

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

MLS® #A2184050

**\$275,000**

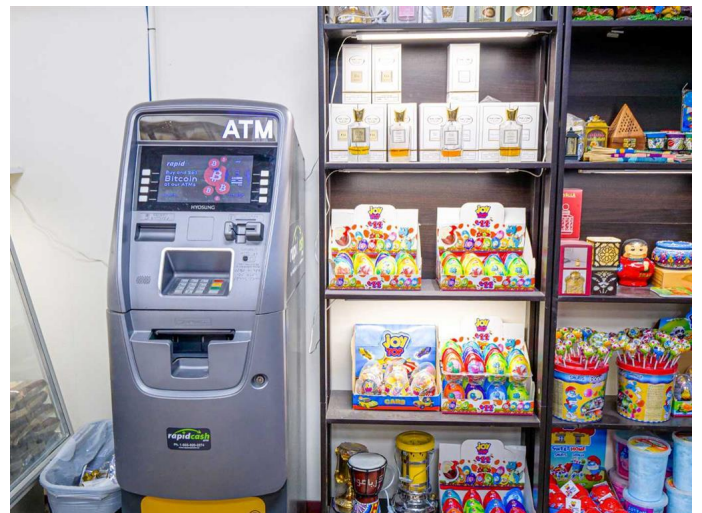
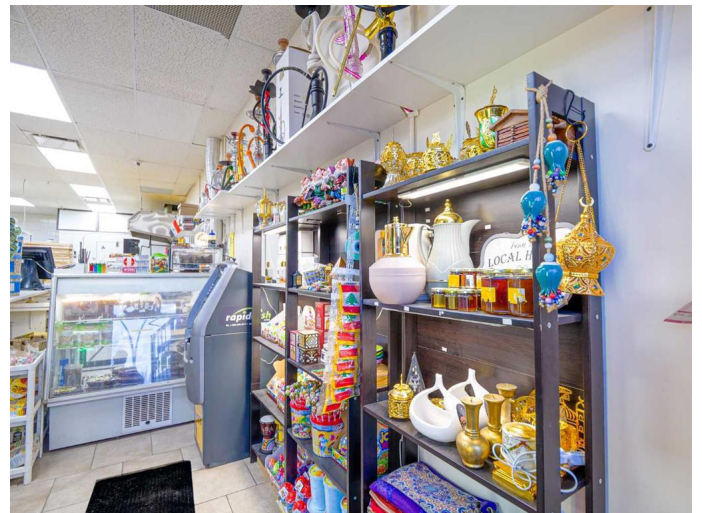
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

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 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:**

- 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	171

### **Listing Details**

Listing Office	First Place Realty
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