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1245 38 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
26951


MLS ID:
A2180884

\$199,000



 **JUN XIAO**
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 Greater Property Group
 800-899-1217

 1245 38 Avenue NE, Calgary , Alberta T2E 6M2

Transaction Type For Sale	Days On Market 216	Zoning I-G
Subdivision McCall	Building Type Warehouse	Year Built 1974
Structure Type Industrial	Property Type Commercial	Property Sub Type Business
Legal Plan n/a	Building Area (Sq. Ft.) 3344.00	Building Area (Sq. M.) 310.67
Inclusions Electric Forklift * 2, Electric Pallet * 2, Heavy Duty Racks	Restrictions None Known	Reports Formal Lease,Unaudited Financial Stmnts

A 30+ year-old Calgary-based packaging supply business serving over 400 loyal clients, including restaurants and retailers. With 22% revenue growth (2023-2024) and consistent profitability, this business showcases steady financial performance. Operated from two renewable-leased warehouses (3,344 sqft total, \$5K/month rent). Simple operations allow for single-person management. The business enjoys solid cash flow, efficient operations, and sustained client referrals. The seller is willing to help the new owner with a smooth transition in all aspects of the operation. 3-year financials available upon offer. A rare opportunity to acquire a profitable, turnkey operation with proven growth potential!

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