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## TURNKEY GROCERY STORE | PROFITABLE | PRIME LOCATION STEP INTO OWNERSHIP OF A WELL-ESTABLISHED...



Commercial Real Estate > Commercial Property for Lease

### Location

Airdrie, Alberta

### Listing ID:



32197



### MLS ID:

A2257790

**\$550,000**



 **MOHIT DHILLON**  
 (587) 719-5523

 Century 21 Bravo Realty  
 403-250-2882

 Airdrie , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 21	<b>Lease Amount</b> 30.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> M3	<b>Year Built</b> 2006
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 4000.00	<b>Building Area (Sq. M.)</b> 371.61	<b>Lot Size (Sq. Ft.)</b> 131551
<b>Lot Size (Acres)</b> 3.02	<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister
<b>Reports</b> None		

TURNKEY GROCERY STORE | PROFITABLE | PRIME LOCATION Step into ownership of a well-established grocery store that has become a go-to destination in the community. This business generates over \$1M in annual sales with a 40% gross profit margin, offering a proven track record and strong cash flow. The store spans 4,000+ sqft and is fully stocked with high-demand East Indian groceries, fresh produce, frozen foods, and household essentials. Customers appreciate the convenience of one-stop shopping, while the high-visibility location on a busy road with ample parking ensures steady traffic day after day. With efficient operations already in place, this is an excellent opportunity for an owner-operator or investor seeking a profitable, easy-to-manage business. There is also room to expand product lines or add complementary services, creating additional growth potential. Confidential Offering – NDA and proof of financial capacity required before release of financial details or site address. Photos are for illustration only and may not represent the actual property.

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