



## 3304 64 Street Calgary Alberta

\$299,000

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:**

- oPrime 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.
- oDual 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.
- oMeat Department: Fully equipped butcher area with commercial refrigeration, cutting tools, and storage. Offering a variety of fresh meats, specialty cuts, and custom orders.
- oStore Layout: Efficient layout with distinct sections for groceries, meats, and frozen goods. Clean and organized with ample shelving and refrigerated units.
- oTurnkey Business: The sale includes all equipment, fixtures, and inventory (negotiable). It is a great option for someone looking to continue running an established business.
- oWell-Trained Staff: Experienced staff in place, including skilled butchers and retail associates, ready to assist customers.
- oSteady Income: Proven track record of profitability with consistent revenue streams from both convenience goods and meat sales.

**Additional Features:**

- oStorage & Parking: Adequate storage space in the back for inventory, as well as ample parking for customers.
- oEnergy Efficient: Recently upgraded lighting and refrigeration units to ensure energy efficiency.
- oPotential for Growth: There is plenty of room for exp...

Listing Presented By:



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First Place Realty

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**RE/MAX Realty Professionals**

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