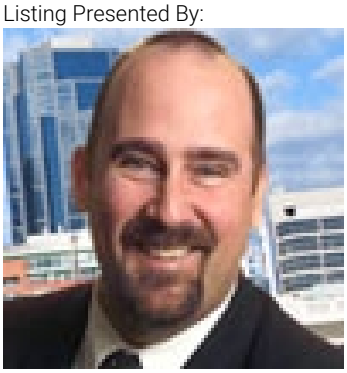


523 Woodpark Boulevard Calgary Alberta

$99,999

Well-established specialty European grocery and deli located in the desirable community of Woodbine, Calgary. Successfully operating for approximately 40 years, this business offers exceptional goodwill, a loyal customer base, and a strong reputation within the community. The store specializes in a wide range of Eastern European products including Russian, Ukrainian, and other European imports, making it a unique destination for both local residents and niche markets. The premises are well-equipped with a walk-in cooler, full deli setup, and an existing stove, providing a strong operational base for continued success. There is ample space for a new owner to renovate and expand into a small commercial kitchen, offering excellent potential for catering services, hot food programs, or an enhanced deli concept. A charming seasonal patio enhances the customer experience, currently serving specialty coffee and ice cream during the summer months--an additional revenue stream with room for further growth. Lease has just been renewed for a five (5) year term with an additional five (5) year option, providing long-term stability for a new operator. Landlord approval is required for assignment. Ideally suited for an owner-operator or young family, this is a rare opportunity to acquire a turnkey business with a long-standing history, strong community ties, and significant upside potential. High visibility location with consistent foot traffic and an established clientele base ensures continued success. Please do not approach the business or staff directly. All showings must be arranged by appointment through the listing agent. Financial information available upon request and signing NDA. (id:6769)

Listing Presented By:



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