

# \$79,900 - 3616 52 Avenue, Calgary

MLS® #A2191682

**\$79,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Brentwood, Calgary, Alberta

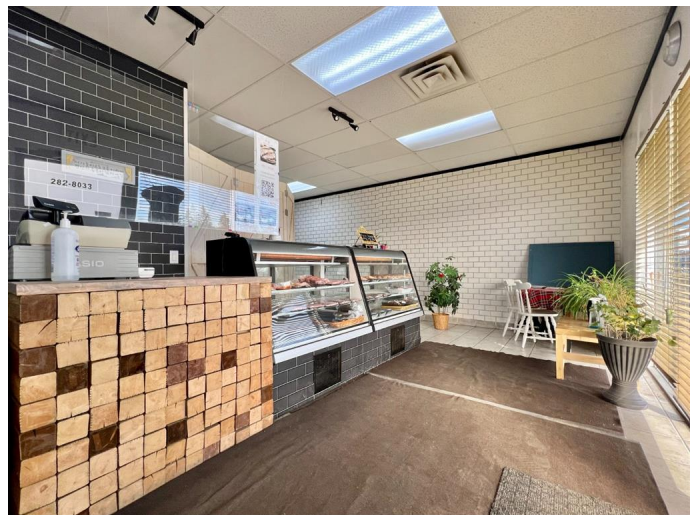
Tired of competition? Looking for a unique opportunity? Look no further! This profitable meat shop is looking for a new owner. Located at the heart of NW central surrounded by residential communities, high school, major roads, other shops, and a new development site to bring more customers to the area. Quality meat and packaged ready-to-eat food items are favored by locals, and more walk-ins customers become repeat clientele. Potential to grow if you add more products like chicken and fish as there are huge demands. Easy to operate! Full training will be provided for the right buyer! Please respect the operation of the business and do not visit without a prior appointment! \*The landlord is not interested in adding more restaurants to the complex.

Built in 1975

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2191682   |
| Price      | \$79,900   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1975       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 3616 52 Avenue |
| Subdivision | Brentwood      |
| City        | Calgary        |
| County      | Calgary        |
| Province    | Alberta        |
| Postal Code | T2L 1V9        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 98                 |
| Zoning         | C-C1               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.