# $199,000 - 1245 38 Avenue Ne, Calgary

MLS® #A2180884

**$199,000**
0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

McCall, Calgary, Alberta

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!



Built in 1974

## Essential Information

| | |
|---|---|
| MLS® # | A2180884 |
| Price | $199,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Commercial |
| Sub-Type | Business |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 1245 38 Avenue Ne |

| Subdivision | McCall |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 6M2 |

## Additional Information

| Date Listed | November 26th, 2024 |
| Days on Market | 203 |
| Zoning | I-G |

## Listing Details

| Listing Office | Greater Property Group |