

\$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 132
Zoning I-G

Listing Details

Listing Office Greater Property Group



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