

# \$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       146  
Zoning                  I-G

**Listing Details**

Listing Office           Greater Property Group



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.