

# \$550,000 - N/A, Airdrie

MLS® #A2257790

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.02 Acres

N/A, Airdrie, Alberta

## TURNKEY GROCERY STORE | PROFITABLE | PRIME LOCATION

Step into ownership of a well-established grocery store that has become a go-to destination in the community. This business generates over \$1M in annual sales with a 40% gross profit margin, offering a proven track record and strong cash flow.

The store spans 4,000+ sqft and is fully stocked with high-demand East Indian groceries, fresh produce, frozen foods, and household essentials. Customers appreciate the convenience of one-stop shopping, while the high-visibility location on a busy road with ample parking ensures steady traffic day after day.

With efficient operations already in place, this is an excellent opportunity for an owner-operator or investor seeking a profitable, easy-to-manage business. There is also room to expand product lines or add complementary services, creating additional growth potential.

Confidential Offering – NDA and proof of financial capacity required before release of financial details or site address. Photos are for illustration only and may not represent the actual property.

Built in 2006

## Essential Information

MLS® #

A2257790



|            |            |
|------------|------------|
| Price      | \$550,000  |
| Bathrooms  | 0.00       |
| Acres      | 3.02       |
| Year Built | 2006       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### Community Information

|             |         |
|-------------|---------|
| Address     | N/A     |
| Subdivision | N/A     |
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 48                   |
| Zoning         | M3                   |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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