

# \$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
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Subdivision            McCall  
City                     Calgary  
County                 Calgary  
Province               Alberta  
Postal Code           T2E 6M2

**Additional Information**

Date Listed            November 26th, 2024  
Days on Market       143  
Zoning                  I-G

**Listing Details**

Listing Office           Greater Property Group



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