

\$159,900 - 1245 38 Avenue Ne, Calgary

MLS® #A2244386

\$159,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Walden, Calgary, Alberta

Take advantage of this rare opportunity to own a well-established 30+ year -old packaging supply business, serving over 400 loyal clients, including restaurants and retailers. ideally located with great access to all major roads. This turnkey operation includes a total of 3,360 sq ft of space (1,920 sq ft main area + 1,440 sq ft across 2 warehouses), offering ample room for inventory, operations, and future growth. The business generates consistent cash flow, operates efficiently, and benefits from steady client referrals. The seller is committed to ensuring a smooth transition and is willing to support the new owner in all areas of the operation.

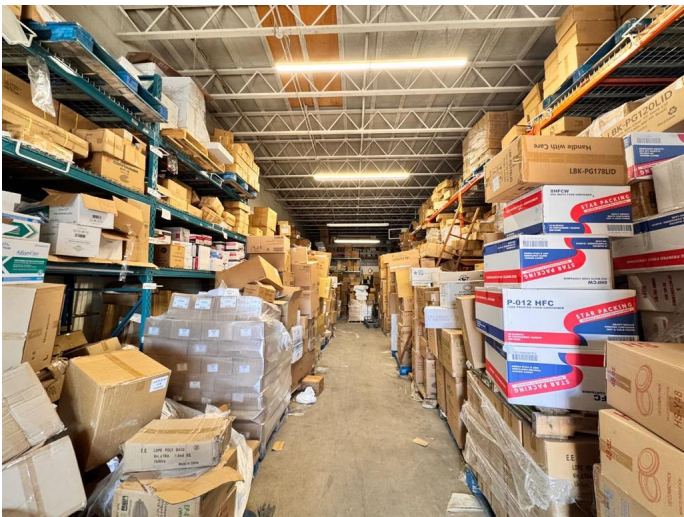
Built in 1974

Essential Information

MLS® #	A2244386
Price	\$159,900
Bathrooms	0.00
Acres	0.00
Year Built	1974
Type	Commercial
Sub-Type	Warehouse
Status	Active

Community Information

Address	1245 38 Avenue Ne
Subdivision	Walden



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6M2

Additional Information

Date Listed	July 30th, 2025
Days on Market	84

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.