

# \$249,786 - 3009 23 Street Ne, Calgary

MLS® #A2212090

**\$249,786**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Exciting opportunity to own a well-established and profitable Snacks and Food business! This turnkey operation is known for its high-quality offerings, loyal customer base, and strong community presence. Located in a high-traffic area with excellent visibility, this business is ideal for an owner-operator or as an addition to an existing portfolio. With consistent sales, strong margins, and room for growth through catering, delivery, or extended hours, this is a rare chance to step into a thriving business with immediate cash flow. Don't miss out on owning a popular food destination with an excellent reputation and potential to scale!



Built in 2017

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2212090   |
| Price      | \$249,786  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2017       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3009 23 Street Ne |
| Subdivision | Saddle Ridge      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E7A4            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 4                |
| Zoning         | C-N1             |

### **Listing Details**

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

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