

# \$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	3
Zoning	C-N1

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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