

# \$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	54
Zoning	C-N1

### **Listing Details**

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

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