

# \$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 | 75              |

### **Listing Details**

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

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