

Blackstone
Commercial Real Estate Services Inc.

Business Assets For Sale

Unit 4 - 5147 20 Avenue SE | Calgary, Alberta

Established Butcher Shop Off International Ave



4 - 5147 20 Avenue SE, Calgary AB

Turnkey Butcher Shop in High-traffic SE Retail Hub

PROPERTY DETAILS

Size	Unit 4 - 1,193 SF
Asking Price	\$150,000
Net Rate	\$27 PSF
Op Costs	\$7.80 PSF
Utilities	Separately Metered
Pylon Signage	\$380/month (Plus GST)
Lease	New 5-year w/Options
Parking	Ample Surface
Community	Forest Lawn
Built	1979

- Turnkey butcher shop with full equipment, freezers, and refrigeration in place
- Located in Plaza 5200, adjacent to International Avenue (17 Ave SE), a major SE retail hub
- Pylon signage available for brand visibility and exposure
- Beside a Sobeys-anchored community shopping centre
- Exposure to 20,000+ vehicles per day along 52 Street SE
- Ample on-site customer parking
- Dense surrounding residential area with demand for specialty meats
- Cost-efficient entry to an established, ready-to-operate business opportunity
- Flexible space for butcher, deli, ethnic foods, or specialty grocery



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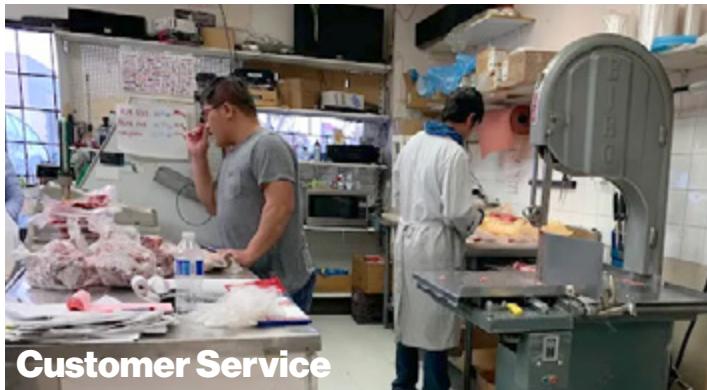
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Customer Service



Prep Counter



Refrigerated Display



Trimming



Refrigerated Display



Freezer



Freezer

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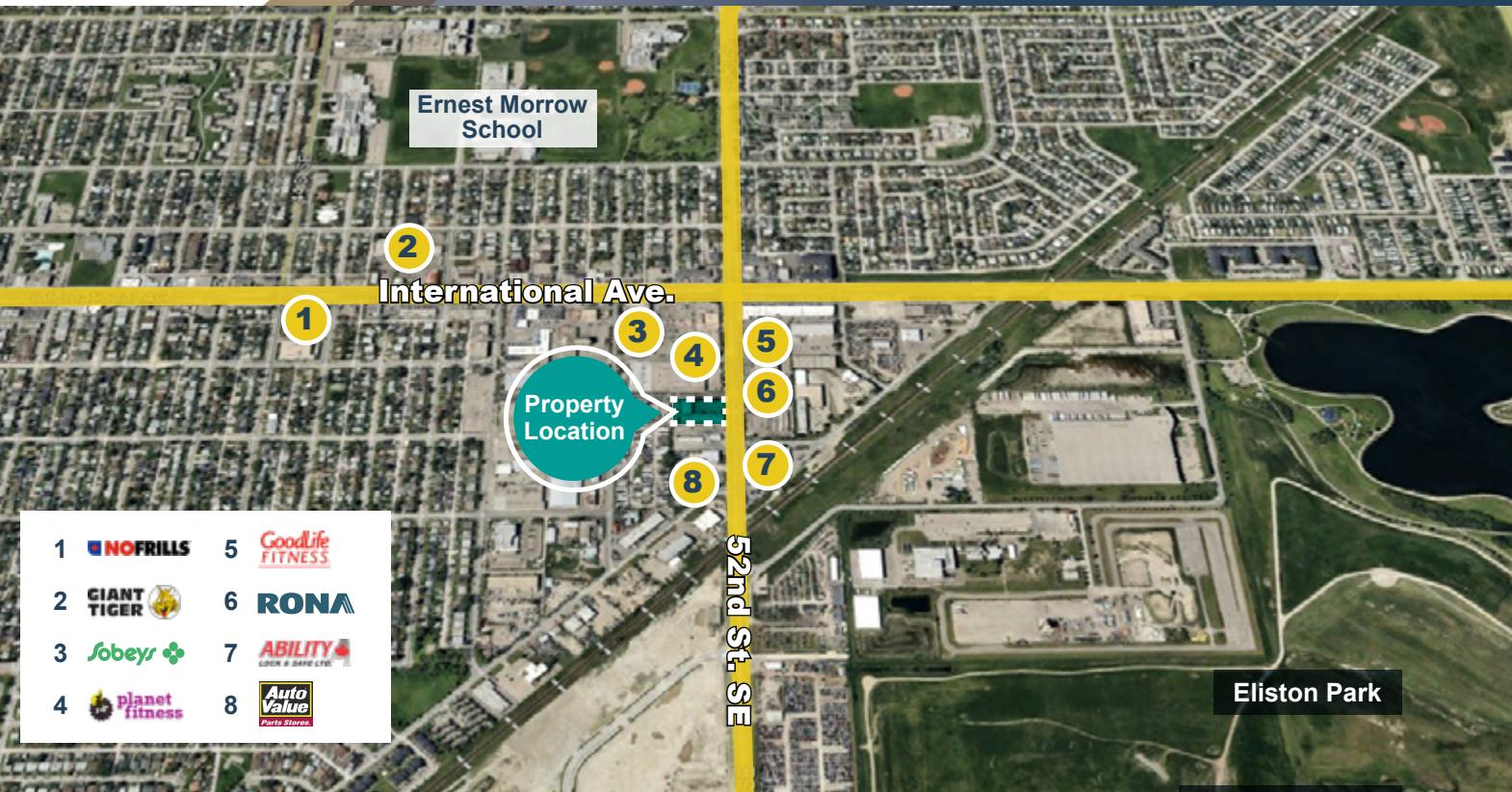


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NEIGHBORHOOD
Forest Lawn

POPULATION
69,990

MEDIAN AGE
40

HOUSEHOLD INCOME
\$66,073

TRAFFIC COUNT
21,000 VPD | 52 St. SE & 20 Ave. SE
26,000 VPD | 17 Ave. SE & 47 Ave. W



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For more information, please contact one of our associates.

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