

**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

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

- 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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Calgary, Alberta T2V 2X5  
☎ 403.214.2344

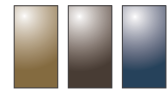
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**Customer Service**



**Prep Counter**



**Refrigerated Display**



**Trimming**



**Refrigerated Display**



**Freezer**



**Freezer**

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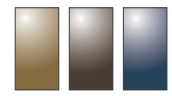
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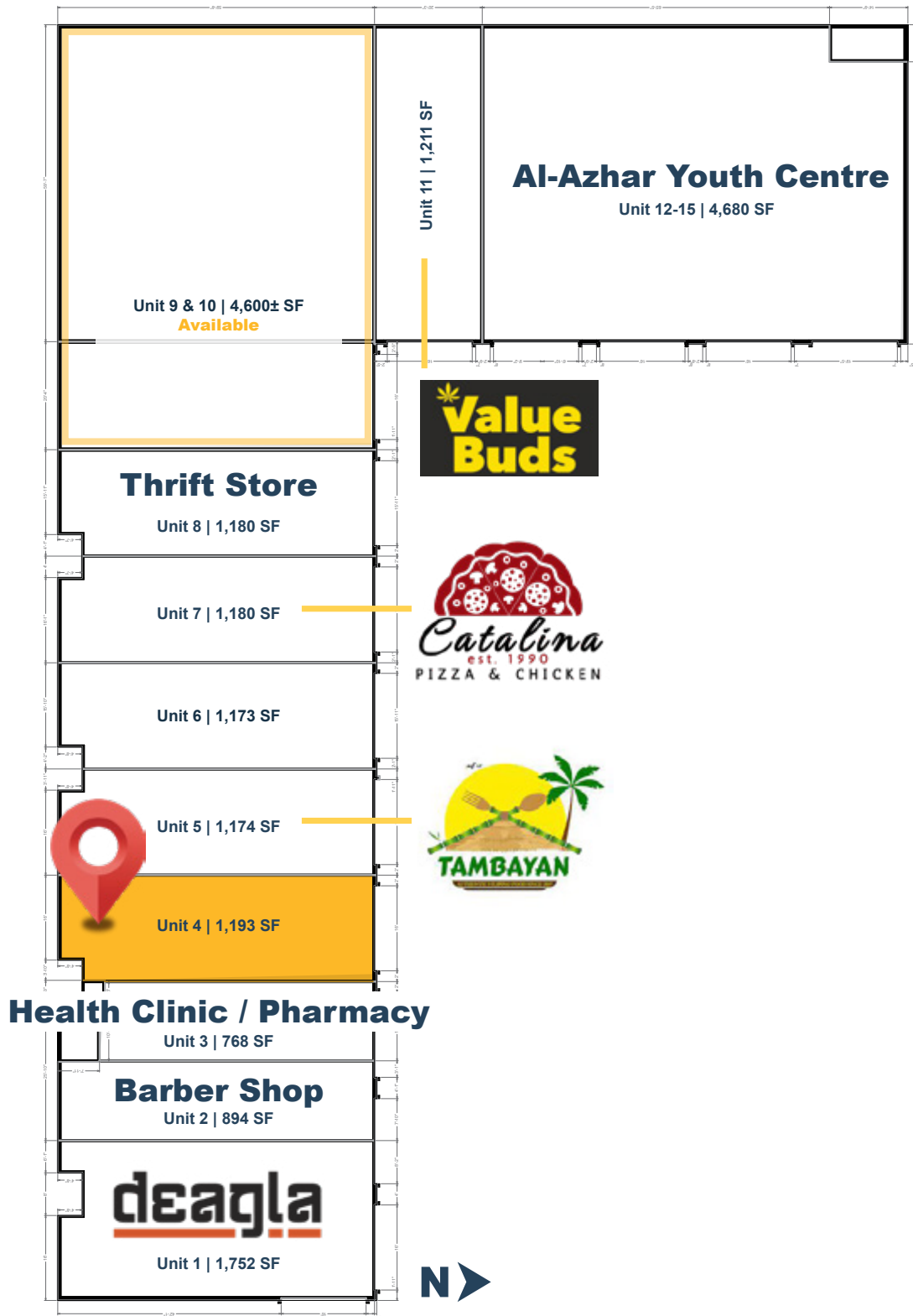
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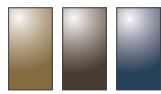
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1	<b>NOFRILLS</b>	5	<b>GoodLife FITNESS</b>
2	<b>GIANT TIGER</b>	6	<b>RONA</b>
3	<b>Sobeys</b>	7	<b>ABILITY</b>
4	<b>planet fitness</b>	8	<b>Auto Value</b>



**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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