

LOCATED IN CITY OF AIRDRIE, AB



GROWTH POTENTIAL

Beyond current success, the store offers significant growth potential. New ownership could expand product categories, introduce complementary services, or add catering and delivery to capture additional revenue. With a loyal customer base, strong community ties, and efficient operations, the foundation is set for continued growth. Whether managed hands-on by an owner-operator or scaled by an investor, this business is primed for the next stage.

- Room to add new product lines and services
- Opportunities for online sales and delivery
- Potential to expand multicultural grocery offerings
- Easy-to-manage, scalable operations

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BUSINESS SALE



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4,000
SQFT

THIS PROFITABLE, WELL-ESTABLISHED GROCERY STORE HAS BECOME A TRUSTED DESTINATION IN AIRDRIE. WITH OVER \$1M IN ANNUAL SALES AND A 40% GROSS PROFIT MARGIN, IT OFFERS BOTH STABILITY AND STRONG RETURNS. SPANNING 4,000+ SQFT, THE STORE IS FULLY STOCKED WITH HIGH-DEMAND EAST INDIAN GROCERIES, FRESH PRODUCE, FROZEN FOODS, AND HOUSEHOLD ESSENTIALS. EFFICIENT SYSTEMS ARE ALREADY IN PLACE, ALLOWING FOR SMOOTH OPERATIONS AND MINIMAL LEARNING CURVE FOR A NEW OWNER.

HIGHLIGHTS:
OVER \$1,000,000 ANNUAL REVENUE
40% GROSS PROFIT MARGIN

GROCCERY STORE - EAST INDIAN

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PRIME LOCATION

The store benefits from a strategic location on a busy main road in Downtown Airdrie, ensuring steady daily traffic. Customers enjoy ample on-site parking and easy access, making it convenient for repeat business. Positioned within a 3-acre commercial lot, the site offers high visibility, strong signage opportunities, and consistent customer flow from surrounding residential and commercial developments.

- Highlights:
- Located in Airdrie’s central business district
 - Excellent visibility from high-traffic roads
 - Dedicated customer parking
 - Surrounded by residential and retail growth

ASKING PRICE	\$ 550,000
BASE RENT:	\$ 30

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COMMUNITY & MARKET

Airdrie is one of Alberta’s fastest-growing cities, with a population exceeding 80,000 and strong projected growth fueled by its proximity to Calgary. Known for its young families, diverse cultural makeup, and rising demand for specialty foods, Airdrie provides a strong and expanding customer base. This grocery store is well-positioned to meet the community’s demand for multicultural products, convenience, and one-stop shopping.

- Highlights:
- Population: 80,000+ and growing
 - Median age: ~34 years (younger than national average)
 - Family-oriented, multicultural demographics
 - Increasing demand for specialty and ethnic foods

