



RAMESH VERMA
COMMERCIAL REALTOR®



CIR REALTY



findbusiness4sale.ca



rameshyyc@gmail.com



403-903-7879



Unit # 2252, 4310,
104 Ave NE Calgary T3N 1W2



REVIEWS

5.0 ★★★★★

SALIENT DATA SHEET

General Information:

Sq footage: 2400 sq ft
Owner Operated Business: Yes
Business start date: July 2025
Current Ownership Since: July 2025
Financials Available: Yes
How old is the set up: 1 Year
Walk in Cooler: Yes
Walk in Freezer: No

Lease Information:

Time remaining in lease term: 4 years
Options to renew: Yes Years: 5

Description	Amount (Annually)
Annual Gross Sale	\$1,100,000
Cost of Goods	\$880,000
Gross Profit	\$220,000
Rent (including op-cost and Utilities)	\$78,000
Online Sale Commission	\$3600
Insurance	\$2500
Telephone & Internet & Security	\$1200
Wages	\$92820
Misc. (Bank Charges, office and cleaning supplies, accountant fee etc.)	\$6000
Net Income*	\$84000

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