

**MLS # A2279999**

**Calgary, Alberta**



**\$289,999**

|                    |                                     |
|--------------------|-------------------------------------|
| <b>Division:</b>   | Calgary                             |
| <b>Type:</b>       | Business                            |
| <b>Bus. Type:</b>  | Bakery, Food & Beverage, Restaurant |
| <b>Sale/Lease:</b> | For Lease                           |
| <b>Bldg. Name:</b> | -                                   |
| <b>Bus. Name:</b>  | -                                   |
| <b>Size:</b>       | 1,000 sq.ft.                        |
| <b>Zoning:</b>     | -                                   |

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

An excellent turnkey bakery opportunity offered with low, favorable rent, providing a perfect opportunity for an owner-operator or expanding concept. The space is fully built out and equipped, allowing for immediate operation with minimal start-up costs. In addition to bakery use, alternative food concepts, including an Indian sweet shop or other cuisines, may be permitted subject to landlord approval, offering flexibility for future repositioning. A strong opportunity for a buyer seeking a ready-to-operate food business with attractive lease terms!