

1109 9 Avenue SE  
Calgary, Alberta

MLS # A2183442



**\$98,000**

<b>Division:</b>	Inglewood
<b>Type:</b>	Business
<b>Bus. Type:</b>	Ice Cream/Frozen Yogurt
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Inglewood Crossing
<b>Bus. Name:</b>	Abbey's Creations Inglewood
<b>Size:</b>	759 sq.ft.
<b>Zoning:</b>	Commercial (CM)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See Equipment list

This premium ice cream shoppe presents an exciting opportunity for entrepreneurs looking for a well-established operation in the heart of Calgary's trendy and sought-after community of Inglewood. Specializing in Asian-inspired flavors, this franchise has built a strong reputation and a loyal customer base. Buyers are not obligated to continue with the franchise, offering flexibility to adapt the business as desired with landlord approval. The location comes with two years remaining on the current five-year lease, with an option to renew for an additional five years. The gross rent is \$5,566 per month, inclusive of operating costs, parking, and property taxes, with utilities averaging approximately \$600 per month. The space is fully equipped for seamless operations, including essential equipment like three freezers, a display cooler, two large ice cream display freezers/cabinets as well as customer seating. A full equipment list is available upon request. Situated in a vibrant area with a high walk score, the business benefits from excellent foot traffic year-round. Surrounded by popular businesses, boutique stores, eateries, bars, and residential dwellings, the location offers a constant flow of potential customers. Additionally, the property features outdoor seating under charming city-operated string lighting, creating the perfect atmosphere for summer evenings. The business is also within walking distance of notable attractions such as the River, Fort Calgary, and the Calgary Zoo, adding to its appeal. This is a turnkey opportunity for an owner-operator or a visionary entrepreneur looking to tap into the thriving energy of a trendy neighborhood while leveraging the business's established foundation to grow further.