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## ICE CREAM/FROZEN YOGURT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
27088


**MLS ID:**  
A2183442

**\$98,000**



 **DONNA DELANEY**  
 (403) 294-1500

 CIR Realty  
 403-294-1500

 1109 9 Avenue SE, Calgary , Alberta T2G 0S7

**Transaction Type**

For Sale

**Transaction Type**

For Lease

**Days On Market**

80

**Days On Market**

199

**Business Name**

Abbey's Creations Inglewood

**Business Type**

Ice Cream/Frozen Yogurt

**Lease Amount**

5566.00

**Lease Frequency**

Monthly

**Lease Term**

Renewal Option

**Lease Term Remaining**

38

**Zoning**

Commercial (CM)

**Zoning**

Commercial (CM)

**Subdivision**

Inglewood

**Subdivision**

Inglewood

**Building Type**

Mixed Use,Street Level Storefront

**Building Type**

Mixed Use,Street Level Storefront

**Year Built**

1945

**Year Built**

1945

**Structure Type**

Retail

**Structure Type**

Retail

**Property Type**

Commercial

**Property Type**

Commercial

**Property Sub Type**

Business

**Property Sub Type**

Business

**Legal Plan**

A2

**Legal Plan**

A2

**Building Area (Sq. Ft.)**

759.00

**Building Area (Sq. Ft.)**

759.00

**Building Area (Sq. M.)**

70.51

**Building Area (Sq. M.)**

70.51

**Inclusions**

See Equipment list

**Inclusions**

See Equipment list

**Restrictions**

Landlord Approval,Lease Restriction

**Restrictions**

Landlord Approval,Lease Restriction

**Reports**Chattel/Equipment,Contracts,Financial  
Statements,Floor Plans,Formal  
Lease,Pro-Forma,Unaudited Financial  
Stmnts**Reports**Chattel/Equipment,Contracts,Financial  
Statements,Floor Plans,Formal  
Lease,Pro-Forma,Unaudited Financial  
Stmnts

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.

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