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## 7, 2008 34 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
30620

**MLS ID:**  
A2221816

**\$99,000**



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 7, 2008 34 Avenue SW, Calgary , Alberta T2T 6N9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 6	<b>Lease Amount</b> 6102.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> South Calgary	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2005	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 940.00	<b>Building Area (Sq. M.)</b> 87.33
<b>Inclusions</b> None	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Formal Lease

Bakery & Café Business for Sale – Prime Marda Loop Location. An excellent opportunity to own a fully equipped bakery and café in the vibrant and highly desirable Marda Loop area. This sale includes all existing equipment and leasehold improvements, offering a turnkey setup for the right buyer. Currently operating as a franchise bakery and café, the business can be continued under the existing brand or rebranded to suit your own concept. With the Marda Loop redevelopment scheduled for completion this year, the area is poised for increased foot traffic and strong retail growth. Whether you're an experienced operator or a new entrepreneur, this is a rare chance to establish your presence in one of Calgary's most dynamic retail corridors.

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