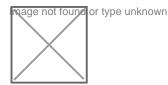


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

ICE CREAM/FROZEN YOGURT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 31560

MLS ID: A2244241

\$79,000



△ DONNA DELANEY

2 (403) 294-1500

□ CIR Realty

403-294-1500

1109 9 Avenue SE, Calgary , Alberta T2G 0S7

Transaction Type

For Lease

Days On Market

5566.00

Lease Frequency

Monthly

Zoning

Year Built

1945

22

Commercial (CM)

Subdivision Inglewood

Lease Amount

Building Type

Mixed Use, Street Level Storefront

Structure Type

Retail

Property Type

Commercial

Restrictions

Property Sub Type

Business

Legal Plan

A2

Building Area (Sq. Ft.)

759.00

Building Area (Sq. M.)

70.51

Inclusions

See Equipment List

Reports

Landlord Approval, Lease Restriction

Chattel/Equipment, Contracts, Financial Statements.Floor Plans.Formal

Lease, Pro-Forma, Unaudited Financial

Stmnts

This premium sweets and ice cream shoppe presents an exciting opportunity for an entrepreneur looking for an establish operation in the heart of Calgary's trendy and sought-after community of Inglewood. Specializing in international candies, artisan ice cream as well as on trend products. The location comes with over 1 year remaining on the current five-year lease (May 2027), with an option to renew for an additional five years. The gross rent is \$5,800 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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