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## 123 CALGARY AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
33567

**MLS ID:**  
A2279142

**\$120,000**



 **HEE SU KIM**  
 (403) 437-3236

 MaxWell Canyon Creek  
 403-278-8899

 123 Calgary Avenue , Calgary , Alberta Y1Y1Y1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 47.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Hillhurst	<b>Building Type</b> Mixed Use
<b>Year Built</b> 2014	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 932.00	<b>Building Area (Sq. M.)</b> 86.58
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> None

An exciting opportunity to acquire a charming ice cream shop located in one of Calgary's most vibrant and walkable inner-city communities. This business benefits from strong foot traffic, excellent visibility within the neighborhood, and a loyal local customer base. The shop is known for its inviting atmosphere and high-quality offerings, making it a popular destination for families, young professionals, and visitors alike. Surrounded by boutique retailers, cafés, and residential density, the location enjoys consistent year-round exposure with especially strong seasonal demand. This is a turnkey operation ideal for an owner-operator or an investor looking to step into a well-established concept in a proven inner-city market.

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