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## CANDY/COOKIE,FOOD & BEVERAGE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33775

**MLS ID:**  
A2281685

**\$249,000**



 **SYDNEY ENG**  
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 Century 21 Bravo Realty  
 403-250-2882

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 64	<b>Lease Amount</b> 29.00
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 2019	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1313.00
<b>Building Area (Sq. M.)</b> 121.98	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

This 1,300 SF corner café/bakery space is located in a modern industrial building with abundant on-site parking and offers an open, airy feel with strong visual appeal. The unit features tall exposed ceilings, abundant natural light, and a thoughtfully designed layout ideal for food and beverage operators. A custom arched shelving cove and glass display refrigerator create an inviting front-of-house presentation, complemented by a cozy seating area perfect for customers. The back-of-house kitchen has been smartly designed for efficiency, with generous counter space, ample storage, and a full lineup of essential equipment, including a double oven, canopy hood, walk-in cooler, freezer, and dedicated cleaning station. The space is fully built out for a café or bakery concept and allows for a smooth transition for an owner-operator or investor. A turnkey opportunity in a highly functional, visually striking space well-suited for a variety of food and creative concepts. Zoned I-C, light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas. Non-industrial uses that are allowed may include retail, personal service uses, automotive uses, entertainment, professional offices and instructional uses.

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