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123 CALGARY AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34178

MLS ID:
A2289731

\$109,000



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

 MaxWell Canyon Creek
 403-278-8899

 123 Calgary Avenue , Calgary , Alberta Y1Y1Y1

Transaction Type For Lease	Days On Market 64	Lease Amount 47.00
Lease Frequency Annually	Subdivision Hillhurst	Building Type Mixed Use
Year Built 2014	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 932.00	Building Area (Sq. M.) 86.58
Inclusions N/A	Restrictions None Known	Reports 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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