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## 1109 9 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
25985

**MLS ID:**  
A2146342

**\$138,000**



 **ED VALINO**  
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 1109 9 Avenue SE , Calgary , Alberta T2G 0S8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 57	<b>Lease Amount</b> 3613.43
<b>Lease Frequency</b> Monthly	<b>Zoning</b> DC	<b>Subdivision</b> Inglewood
<b>Year Built</b> 1945	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> 1109	<b>Building Area (Sq. Ft.)</b> 759.00
<b>Building Area (Sq. M.)</b> 70.51	<b>Inclusions</b> See Schedule A	<b>Restrictions</b> Call Lister

#### Reports

Financial Statements

For ENTREPRENEUR! Are you ready to scoop up success? This profitable premium ice cream and easy to manage business is now up for grabs. No worries and headache to setting it up, everything you need to continue the success is included from equipment to recipes. The shop enjoys high foot traffic and visibility in this trendy community of Inglewood. This ice cream parlour has become a local favourite, known for its rich flavours and exceptional service, years of quality and excellence. The brand is recognized for its premium ingredients and artisanal recipes. Inglewood is a popular tourist destination for attractions such as the Scotiabank Saddledome, Fort Calgary, Calgary Zoo, and the Deane House. Not to mention it's close proximity to various trendy restaurants. As the would be Buyer may wish, possession can be immediate. Lease Term remaining : 39 Months (Approx.), Gross Rent: \$5,566 per month (Includes Op Costs, Parking & Property Taxes)Option Period: One 5 year renewal Option, Utilities: \$600 per month (Approx.) Zoning: DC Growth Potential: With a strong foundation in place, there's ample opportunity to expand sales through catering, events, and online ordering. Business Asset Sale only, the Real Estate is not included. Don't miss out on this sweet and very exciting opportunity! Be your Own Boss! If you have a Realtor, do not waste time, call them now for Showing!

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