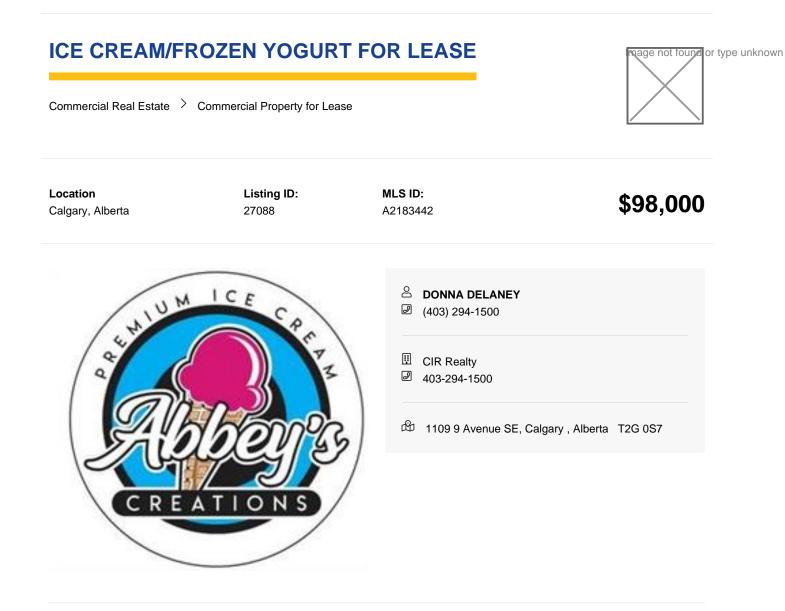


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Transaction Type For Sale

Days On Market

Lease Amount 5566.00

Lease Term Remaining 38

Subdivision Inglewood

Building Type Mixed Use,Street Level Storefront

Structure Type Retail

Property Type Commercial

Legal Plan A2

Building Area (Sq. Ft.) 759.00

Inclusions See Equipment list

Restrictions Landlord Approval,Lease Restriction Transaction Type For Lease

Business Name Abbey's Creations Inglewood

Lease Frequency Monthly

Zoning Commercial (CM)

Subdivision Inglewood

Year Built 1945

Structure Type Retail

Property Sub Type Business

Legal Plan A2

Building Area (Sq. M.) 70.51

Inclusions See Equipment list

Reports Chattel/Equipment,Contracts,Financial Statements,Floor Plans,Formal Lease,Pro-Forma,Unaudited Financial Stmnts Days On Market 80

Business Type Ice Cream/Frozen Yogurt

Lease Term Renewal Option

Zoning Commercial (CM)

Building Type Mixed Use,Street Level Storefront

Year Built 1945

Property Type Commercial

Property Sub Type Business

Building Area (Sq. Ft.) 759.00

Building Area (Sq. M.) 70.51

Restrictions Landlord Approval,Lease Restriction

## Reports

Chattel/Equipment,Contracts,Financial Statements,Floor Plans,Formal Lease,Pro-Forma,Unaudited Financial Stmnts This premium ice cream shoppe presents an exciting opportunity for entrepreneurs looking for a well-established operation in the heart of Calgary's trendy and sought-after community of Inglewood. Specializing in Asian-inspired flavors, this franchise has built a strong reputation and a loyal customer base. Buyers are not obligated to continue with the franchise, offering flexibility to adapt the business as desired with landlord approval. The location comes with two years remaining on the current five-year lease, with an option to renew for an additional five years. The gross rent is \$5,566 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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