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ICE CREAM/FROZEN YOGURT FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Calgary, Alberta



Listing ID:
27088

MLS ID:
A2183442

\$98,000



 **DONNA DELANEY**
 (403) 294-1500

 CIR Realty
 403-294-1500

 1109 9 Avenue SE, Calgary , Alberta T2G 0S7

Transaction Type

For Sale

Transaction Type

For Lease

Days On Market

80

Days On Market

174

Business Name

Abbey's Creations Inglewood

Business Type

Ice Cream/Frozen Yogurt

Lease Amount

5566.00

Lease Frequency

Monthly

Lease Term

Renewal Option

Lease Term Remaining

38

Zoning

Commercial (CM)

Zoning

Commercial (CM)

Subdivision

Inglewood

Subdivision

Inglewood

Building Type

Mixed Use,Street Level Storefront

Building Type

Mixed Use,Street Level Storefront

Year Built

1945

Year Built

1945

Structure Type

Retail

Structure Type

Retail

Property Type

Commercial

Property Type

Commercial

Property Sub Type

Business

Property Sub Type

Business

Legal Plan

A2

Legal Plan

A2

Building Area (Sq. Ft.)

759.00

Building Area (Sq. Ft.)

759.00

Building Area (Sq. M.)

70.51

Building Area (Sq. M.)

70.51

Inclusions

See Equipment list

Inclusions

See Equipment list

Restrictions

Landlord Approval,Lease Restriction

Restrictions

Landlord Approval,Lease Restriction

ReportsChattel/Equipment,Contracts,Financial
Statements,Floor Plans,Formal
Lease,Pro-Forma,Unaudited Financial
Stmnts**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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