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#105, 11769 40 STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
27248


MLS ID:
A2186394

\$250,000



 **ROBERT LEBOSQUAIN**
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 #105, 11769 40 Street SE, Calgary , Alberta T2Z 4M8

Transaction Type For Lease	Days On Market 22	Lease Amount 12.00
Lease Frequency Annually	Subdivision East Shepard Industrial	Building Type Warehouse
Year Built 2006	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Building Area (Sq. Ft.) 2025.00	Building Area (Sq. M.) 188.13
Inclusions Equipment list to be provided	Restrictions None Known	Reports Financial Statements, Title

Established 20 years ago and currently owned by the present proprietor, this industrial bakery boasts a solid reputation. Spanning 2,025 sq ft of operational space (not including a storage mezzanine), the bakery employs a team of 5 staff members. It specializes in a wide range of breads and cakes, consistently serving an established customer base across the city. The front of the premises offers the potential to open a retail store, providing an additional revenue stream. Moreover, there is a significant opportunity for growth, especially for someone with a visionary approach to expansion.

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