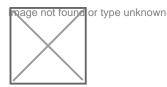


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

#105, 11769 40 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID:

27248

MLS ID: A2186394

\$250,000



A ROBERT LEBOSQUAIN

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rM1

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

Transaction Type Days On Market Lease Amount

For Lease 22 12.00

Lease FrequencySubdivisionBuilding TypeAnnuallyEast Shepard IndustrialWarehouse

Year BuiltStructure TypeProperty Type2006IndustrialCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Industrial 2025.00 188.13

Inclusions Restrictions Reports

Equipment list to be provided None Known 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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