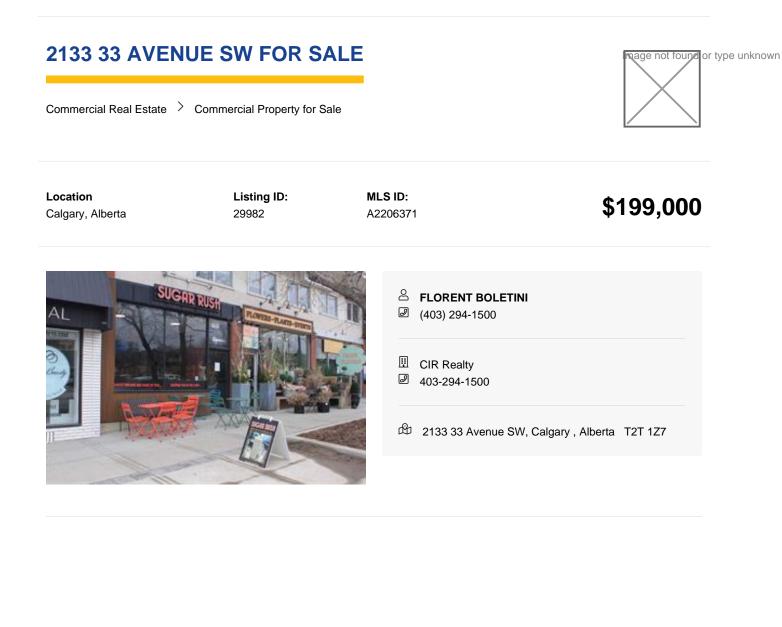


**Generated:** Apr 4, 2025, 13:37:04

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.



Transaction Type	Days On Market	<b>Zoning</b>
For Sale	7	MU-2
Subdivision	<b>Year Built</b>	<b>Structure Type</b>
South Calgary	1960	Retail
Property Type	Property Sub Type	<b>Legal Plan</b>
Commercial	Retail	4479P
Building Area (Sq. Ft.)	Building Area (Sq. M.)	<b>Cooling</b>
1050.00	97.55	Other
<b>Heating</b> Electric	<b>Inclusions</b> All equipment and appliances. List to be provided by the Seller	Restrictions Landlord Approval
Demonto		

Reports Floor Plans,Formal Lease

Attention entrepreneurs. If you are looking for positioning yourself in one of the best locations in the city of Calgary, this is it. An exquisite bake shop is now available for sale. This is a beautifully put together shop that serves Marda Loop deserts and coffee and much more. Reasonable Lease Rate with four years of term plus one five year option to renew. You can be positioned in the heart of Marda Loop for a long time. The potential to increase revenue is endless. Bring your talent and start your venture today. The owner is willing to stay and train your staff. This opportunity will not last long.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.