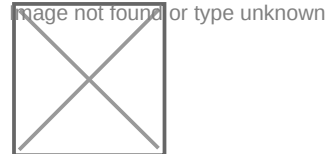


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 7, 2008 34 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
30620

**MLS ID:**  
A2221816

**\$79,000**



 **JASON CHOI**  
 (403) 399-8124

 First Place Realty  
 403-547-8401

 7, 2008 34 Avenue SW, Calgary , Alberta T2T 6N9

|                                      |                                          |                                        |
|--------------------------------------|------------------------------------------|----------------------------------------|
| <b>Transaction Type</b><br>For Lease | <b>Days On Market</b><br>167             | <b>Lease Amount</b><br>6102.00         |
| <b>Lease Frequency</b><br>Monthly    | <b>Subdivision</b><br>South Calgary      | <b>Building Type</b><br>Condo Complex  |
| <b>Year Built</b><br>2005            | <b>Structure Type</b><br>Mixed Use       | <b>Property Type</b><br>Commercial     |
| <b>Property Sub Type</b><br>Business | <b>Building Area (Sq. Ft.)</b><br>940.00 | <b>Building Area (Sq. M.)</b><br>87.33 |
| <b>Inclusions</b><br>None            | <b>Restrictions</b><br>Landlord Approval | <b>Reports</b><br>Formal Lease         |

Bakery & Café Business for Sale – Prime Marda Loop Location. An excellent opportunity to own a fully equipped bakery and café in the vibrant and highly desirable Marda Loop area. This business asset sale includes all existing equipment, such as display shelving, refrigeration units, and freezers, providing a turnkey operation. Currently functioning as a franchise bakery and café, the business offers the flexibility to continue under its established brand or to be rebranded to align with your unique concept, subject to landlord approval. With the Marda Loop redevelopment scheduled for completion this year, the area is poised for increased foot traffic and strong retail growth. Whether you're an experienced operator or a new entrepreneur, this is a rare chance to establish your presence in one of Calgary's most dynamic retail corridors. Please note that a commercial kitchen, including a canopy, is NOT installed

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