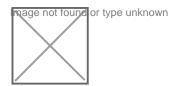


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **168, 1440 52 ST NE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 30669

MLS ID: A2222380

\$310,000



- SATYAM BANSAL
- **2** (587) 971-7998
- **403-270-4060**
- 168, 1440 52 St NE , Calgary , Alberta T2A 4T8

**Transaction Type** 

For Lease

**Days On Market** 

60

Marlborough

Subdivision

Lease Frequency Monthly

**Structure Type** 

Retail

**Property Type** 

Commercial

**Building Area (Sq. Ft.)** 

1096.00

Restrictions

Building Area (Sq. M.)

101.82

Reports

None Known None, Other Documents Lease Amount

4600.00

**Building Type** 

Major Shopping, Retail, Shopping

Centre, Strip Mall

**Property Sub Type** 

Retail

**Inclusions** 

Everything currently in the store at the

time of sale.

Turnkey opportunity to own a well-established Marble Slab Creamery franchise located in a high-traffic northeast Calgary retail plaza. This thriving location is surrounded by major anchor tenants and benefits from consistent foot traffic throughout the day. With strong brand recognition and a loyal customer base, this fully operational business is ideal for an owner-operator or investor seeking a profitable and proven concept. The store comes equipped with a trained staff, established systems, and the full backing of a reputable franchise, including training and ongoing support. A long-term lease with solid terms is already in place, making this a seamless transition for the right buyer. Whether you're looking to expand your portfolio or start your entrepreneurial journey with a recognizable and beloved brand, this Marble Slab Creamery offers an excellent opportunity in an established and growing community. Please do not approach staff or visit the business without an appointment. This is an assignment of lease and sale of business only. No real property is being sold.

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