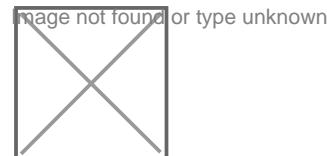


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## ICE CREAM/FROZEN YOGURT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
30862

**MLS ID:**  
A2228212

**\$209,900**



 **MINGU KYOUNG**  
 (403) 253-5678

 MaxWell Capital Realty  
 403-253-5678

 423 10 Street , Calgary , Alberta T2N 1W1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 83	<b>Lease Amount</b> 40.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Hillhurst	<b>Year Built</b> 2022
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1051.00	<b>Building Area (Sq. M.)</b> 97.64	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Leases	

LOCATION, LOCATION, LOCATION! This well-known ice cream franchise is located in a major bustling street of NW and the prime location across from supermarket and nearby restaurants ensure a steady stream of customers looking for a dessert. From toddler to youngsters craving sweet treats and even golden agers seeking a delightful indulgence, this spot is their destination. The shop is super bright with large windows, and with 1,051sqft open space, it's perfectly poised to handle the busy summer lineup. Most equipment and improvements are only a couple of years old and still in good condition. Beautiful quartz countertop, backslash tiles, showcases, refrigerators, freezers, washroom, and ample storage in the back. A good lease is in place until 2032! Best value business! Easy to operate! This awesome business is too good to be missed! Call now to book your tour and explore the sweet potential of this fantastic business! \*\*\* Please respect the current operation of the business and do not visit without a prior appointment.

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