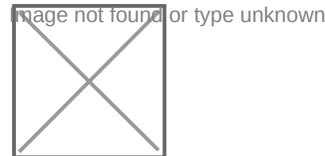


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

ICE CREAM/FROZEN YOGURT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
31560

MLS ID:
A2244241

\$79,000



 **DONNA DELANEY**
 (403) 294-1500

 CIR Realty
 403-294-1500

 1109 9 Avenue SE, Calgary , Alberta T2G 0S7

Transaction Type For Lease	Days On Market 74	Lease Amount 5566.00
Lease Frequency Monthly	Zoning Commercial (CM)	Subdivision Inglewood
Building Type Mixed Use, Street Level Storefront	Year Built 1945	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Legal Plan A2
Building Area (Sq. Ft.) 759.00	Building Area (Sq. M.) 70.51	Inclusions See Equipment List
Restrictions Landlord Approval, Lease Restriction	Reports Chattel/Equipment, Contracts, Financial Statements, Floor Plans, Formal Lease, Pro-Forma, Unaudited Financial Strmnts	

This premium sweets and ice cream shoppe presents an exciting opportunity for an entrepreneur looking for an establish operation in the heart of Calgary's trendy and sought-after community of Inglewood. Specializing in international candies, artisan ice cream as well as on trend products. The location comes with over 1 year remaining on the current five-year lease (May 2027), with an option to renew for an additional five years. The gross rent is \$5,800 per month, inclusive of operating costs, parking, and property taxes, with utilities averaging approximately \$600 per month. The space is fully equipped for seamless operations, including essential equipment like three freezers, a display cooler, two large ice cream display freezers/cabinets as well as customer seating. A full equipment list is available upon request. Situated in a vibrant area with a high walk score, the business benefits from excellent foot traffic year-round. Surrounded by popular businesses, boutique stores, eateries, bars, and residential dwellings, the location offers a constant flow of potential customers. Additionally, the property features outdoor seating under charming city-operated string lighting, creating the perfect atmosphere for summer evenings. The business is also within walking distance of notable attractions such as the River, Fort Calgary, and the Calgary Zoo, adding to its appeal. This is a turnkey opportunity for an owner-operator or a visionary entrepreneur looking to tap into the thriving energy of a trendy neighborhood while leveraging the business's established foundation to grow further.

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™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.