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CANDY/COOKIE,FOOD & BEVERAGE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33775

MLS ID:
A2281685

\$249,000



 **SYDNEY ENG**
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 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type For Lease	Days On Market 52	Lease Amount 29.00
Lease Frequency Monthly	Year Built 2019	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 1313.00
Building Area (Sq. M.) 121.98	Inclusions N/A	Restrictions None Known
Reports None		

This 1,300 SF corner café/bakery space is located in a modern industrial building with abundant on-site parking and offers an open, airy feel with strong visual appeal. The unit features tall exposed ceilings, abundant natural light, and a thoughtfully designed layout ideal for food and beverage operators. A custom arched shelving cove and glass display refrigerator create an inviting front-of-house presentation, complemented by a cozy seating area perfect for customers. The back-of-house kitchen has been smartly designed for efficiency, with generous counter space, ample storage, and a full lineup of essential equipment, including a double oven, canopy hood, walk-in cooler, freezer, and dedicated cleaning station. The space is fully built out for a café or bakery concept and allows for a smooth transition for an owner-operator or investor. A turnkey opportunity in a highly functional, visually striking space well-suited for a variety of food and creative concepts. Zoned I-C, light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas. Non-industrial uses that are allowed may include retail, personal service uses, automotive uses, entertainment, professional offices and instructional uses.

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