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123 CALGARY AVENUE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location	**Listing ID:**	**MLS ID:**	
Calgary, Alberta	34178	A2289731	**$109,000**

HEE SU KIM
(403) 437-3236

MaxWell Canyon Creek
403-278-8899

123 Calgary Avenue , Calgary , Alberta Y1Y1Y1

Transaction Type For Lease	**Days On Market** 60	**Lease Amount** 47.00
Lease Frequency Annually	**Subdivision** Hillhurst	**Building Type** Mixed Use
Year Built 2014	**Structure Type** Retail	**Property Type** Commercial
Property Sub Type Business	**Building Area (Sq. Ft.)** 932.00	**Building Area (Sq. M.)** 86.58
Inclusions N/A	**Restrictions** None Known	**Reports** None

An exciting opportunity to acquire a charming ice cream shop located in one of Calgary's most vibrant and walkable inner-city communities. This business benefits from strong foot traffic, excellent visibility within the neighborhood, and a loyal local customer base. The shop is known for its inviting atmosphere and high-quality offerings, making it a popular destination for families, young professionals, and visitors alike. Surrounded by boutique retailers, cafés, and residential density, the location enjoys consistent year-round exposure with especially strong seasonal demand. This is a turnkey operation ideal for an owner-operator or an investor looking to step into a well-established concept in a proven inner-city market.

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