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## BAKERY, RETAIL FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
34739

**MLS ID:**  
A2298973

**\$95,000**



 **TAEJU LEE**  
 (403) 252-5900

 Royal LePage Solutions  
 403-252-5900

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 6	<b>Lease Amount</b> 2035.42
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 1982	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 977.00
<b>Building Area (Sq. M.)</b> 90.77	<b>Inclusions</b> None	<b>Restrictions</b> Landlord Approval

#### Reports

Leases

An excellent opportunity to acquire a well-located Cake & Dessert shop in the heart of Calgary's vibrant Beltline. This 977 sq. ft. retail space is currently operating under a cake and dessert concept, with permitted use in place, while also allowing for café or other specialty food concepts to be introduced with landlord approval. Already established as a specialty bakery with a strong 4.8-star Google rating, the business enjoys a solid local reputation, a loyal customer base, and a high level of repeat business. The business benefits from exceptionally low rent of \$3,251.09 per month including operating costs and GST, offering strong cost efficiency in a high-demand urban location. Surrounded by numerous high-rise residential buildings and ongoing new condo developments, this area continues to see increasing population density - further strengthening the built-in customer base and long-term growth potential. The space is well-suited for entrepreneurs looking to continue a dessert-focused operation or bring in their own concept, expand the menu, or reposition the business to maximize revenue. The lease is secured until April 30, 2029, with one additional five-year renewal option, providing long-term stability. One dedicated parking stall for the owner is included at no additional cost. Offered at an affordable price of \$95,000, this is a great opportunity to establish or grow your brand in one of Calgary's most desirable and evolving commercial districts. This is an asset sale only and does not include any real estate. The name, location and any additional information of the business will be disclosed only to serious, qualified buyers under confidentiality.

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