

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.

## BAKERY FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Calgary, Alberta



**Listing ID:**  
34817

**MLS ID:**  
A2300358

**\$175,000**



 **JAG THIND**  
 (403) 404-0011

 Royal LePage Benchmark  
 403-253-1901

 1234 NEAR COUNTRY HILLS NE , Calgary , Alberta T3K2R5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 3	<b>Lease Amount</b> 29.00
<b>Lease Frequency</b> Annually	<b>Lease Term Remaining</b> 5	<b>Sub Lease</b> 1
<b>Subdivision</b> Stoney 1	<b>Year Built</b> 2019	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1313.00
<b>Building Area (Sq. M.)</b> 121.98	<b>Inclusions</b> Tenants' Improvements and Equipment, See Schedule "A"	<b>Restrictions</b> Landlord Approval
<b>Reports</b> Call Lister		

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**\*\*Turnkey Opportunity | Move-In Ready | Bakery & Cafe Combo\*\*** Are you interested in owning your own bakery? This is the perfect spot for you! We have a fully built bakery and café space for sale. This is an asset-only sale, allowing you to create your own business. The seller is retiring, providing a unique opportunity in a prime location that serves both NE and NW Calgary. Skip the lengthy construction and permitting processes with this beautifully designed 1,300 sq. ft. bakery/café located in the trendy Country Hills district. The immaculate space features state-of-the-art décor and a highly functional kitchen layout, making it ideal for an owner-operator looking to launch their own brand or expand an existing concept with minimal downtime. Become your own boss for less than the cost of building a new bakery/café. Contact your favourite realtor for a private showing!

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