

**123 Bakery Cafe Avenue
Calgary, Alberta**

MLS # A2175786



\$349,999

Division:	Legacy
Type:	Business
Bus. Type:	Bakery,Commercial ,Deli/Catering,Food & Beverage ,Retail ,Wholesale
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,340 sq.ft.
Zoning:	CN2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	List of Equipments Attached		

Exclusive Opportunity: Iconic Artisan Bakery & Cafe; in Prime Location !! For the first time ever on the market, this is your chance to acquire a well-established, highly renowned Artisan Bakery & Cafe; located at the intersection of two thriving neighbourhoods, with a third rapidly developing. This prime location guarantees exceptional foot traffic and visibility, surrounded by popular many diverse local businesses such as pubs, restaurants, dance studio, beauty salon, daycare centres, medical offices, gyms, and other retailers. It's just steps away from a future elementary school (currently under construction) and minutes from an existing high school—ensuring a steady influx of potential customers. Sales have been consistently growing year over year, showing significant potential for expansion. With over 200 glowing Google reviews and an impressive 4.8-star rating, this business has earned a loyal clientele thanks to its high-quality, delicious food and outstanding service. The bakery is positioned on the corner of the strip mall, with large windows allowing for abundant natural light, creating a cozy and inviting atmosphere. Patrons can also enjoy a lovely outdoor patio space for dining and socializing. The bakery comes with a modern, fully equipped kitchen and two separate on-site washrooms for both customers and employees. The space is versatile and could easily be converted to another type of restaurant with landlord approval, offering endless possibilities for its future. Ample on-site parking ensures convenience and accessibility for your patrons. The current owner has spared no expense in designing and building this space. Lease rates are very affordable with options to renew, and a full list of equipment is available upon request. To ensure a smooth transition, training and support will be provided. With almost no vacancy in the

strip mall, the growth potential for this business is immense. All viewings are by appointment only. Please do not approach staff or the owner directly.