

**1829 33 Avenue SW
Calgary, Alberta**

MLS # A2279020

\$273,999



Division: Altadore

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 558 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Equipment list of store (provided by selling agent)

Outstanding opportunity to own or lease a well-located ice cream shop in the heart of Marda Loop, one of Calgary's most vibrant and high-demand commercial districts. Situated in a prime, high-traffic location with excellent street exposure, strong visibility, and consistent pedestrian and vehicle traffic throughout the day. Surrounded by popular retail shops, restaurants, cafes, and dense residential developments, creating a steady flow of customers year-round. This busy and energetic area is known for its lively atmosphere and strong community presence. Ideal for owner-operators or investors looking to establish or expand a dessert, cafe, or food service concept in a sought-after neighborhood. Turnkey potential in an exceptional location with significant growth and branding opportunities.