

MLS # A2281685
Calgary, Alberta

\$279,000


Heating:

-

Addl. Cost:

-

Floors:

-

Based on Year:

-

Roof:

-

Utilities:

-

Exterior:

-

Parking:

-

Water:

-

Lot Size:

-

Sewer:

-

Lot Feat:

-

Inclusions: N/A

This 1,300 SF corner candy/bakery space is located in a modern industrial building with abundant on-site parking and offers an open, airy feel with strong visual appeal. The unit features tall exposed ceilings, abundant natural light, and a thoughtfully designed layout ideal for food and beverage operators. A custom arched shelving cove and glass display refrigerator create an inviting front-of-house presentation, complemented by a cozy seating area perfect for customers. The back-of-house kitchen has been smartly designed for efficiency, with generous counter space, ample storage, and a full lineup of essential equipment, including a double oven, canopy hood, walk-in cooler, freezer, and dedicated cleaning station. The space is fully built out for a candy or bakery concept and allows for a smooth transition for an owner-operator or investor. A turnkey opportunity in a highly functional, visually striking space well-suited for a variety of food and creative concepts. Zoned I-C, light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas. Non-industrial uses that are allowed may include retail, personal service uses, automotive uses, entertainment, professional offices and instructional uses.