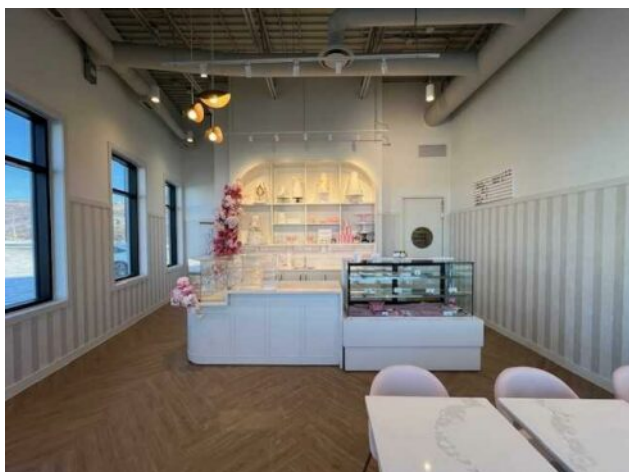


MLS # A2281685
Calgary, Alberta
\$279,000


Division:	Calgary
Type:	Business
Bus. Type:	Candy/Cookie, Food & Beverage
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,313 sq.ft.
Zoning:	-

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 cafe/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 cafe 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.