

**8888 Dessert Avenue
Calgary, Alberta**

MLS # A2165482



\$349,000

Division: Downtown Commercial Core

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,247 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Please contact Listing Agent

An exceptional opportunity to own a thriving dessert cafe; in one of Calgary's most sought-after locations! Ideally situated in a high-traffic area with excellent foot and vehicle visibility, this cafe; benefits from constant exposure. Surrounded by a vibrant mix of businesses, offices, and residential developments, the location guarantees a steady flow of customers throughout the day and into the evening. The cafe; offers a cozy, inviting atmosphere perfect for dessert lovers, with the added bonus of outdoor shisha service, making it a unique draw for patrons seeking a relaxing social experience. The lease rate is a highly competitive \$4,000 per month, all-inclusive, making this an attractive and affordable opportunity in a prime location. Don't miss out on this turnkey operation in a bustling area with endless potential! As this is an ongoing business, a Non-Disclosable Agreement (NDA) is required for further details .. Please do not approach staff directly, all showing by appointment only.