



**GRASSROOTS**  
REALTY GROUP

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423 10 Street  
Calgary, Alberta

MLS # A2228212



**\$209,900**

|             |                         |
|-------------|-------------------------|
| Division:   | Hillhurst               |
| Type:       | Retail                  |
| Bus. Type:  | Ice Cream/Frozen Yogurt |
| Sale/Lease: | For Lease               |
| Bldg. Name: | -                       |
| Bus. Name:  | -                       |
| Size:       | 1,051 sq.ft.            |
| Zoning:     | -                       |

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

LOCATION, LOCATION, LOCATION! This well-known ice cream franchise is located in a major bustling street of NW and the prime location across from supermarket and nearby restaurants ensure a steady stream of customers looking for a dessert. From toddler to youngsters craving sweet treats and even golden agers seeking a delightful indulgence, this spot is their destination. The shop is super bright with large windows, and with 1,051sqft open space, it's perfectly poised to handle the busy summer lineup. Most equipment and improvements are only a couple of years old and still in good condition. Beautiful quartz countertop, backslash tiles, showcases, refrigerators, freezers, washroom, and ample storage in the back. A good lease is in place until 2032! Best value business! Easy to operate! This awesome business is too good to be missed! Call now to book your tour and explore the sweet potential of this fantastic business! \*\*\* Please respect the current operation of the business and do not visit without a prior appointment.