



GRASSROOTS
REALTY GROUP

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168, 1440 52 Street NE
Calgary, Alberta

MLS # A2243205

\$230,000

Division:	Marlborough
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Ice Cream/Frozen Yogurt
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	Marble Slab Creamery
Size:	1,096 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Everything currently in the store at the time of sale.

Turnkey opportunity to own a well-established Marble Slab Creamery franchise in a busy northeast Calgary retail plaza. Surrounded by national anchor tenants, this high-visibility location benefits from strong daily foot traffic and brand recognition. The store is fully operational with trained staff, efficient systems, and the full backing of the franchise, including onboarding and ongoing support. Consistent sales and operational stability make this ideal for an owner-operator or investor. Plenty of growth potential through catering, online ordering, and community engagement. A long-term lease with favorable terms is already in place, allowing for a smooth transition. Assignment of lease and sale of business only—no real property included. Please do not approach staff or visit the location without an appointment.