



108 Avenue NE Avenue  
Calgary, Alberta

MLS # A2289572



**\$95,000**

<b>Division:</b>	Cityscape
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Bakery,Food & Beverage ,Mixed,Other,Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,220 sq.ft.
<b>Zoning:</b>	IB

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

**Inclusions:** All equipment included, see attached schedule

Ever dreamed of owning your own cafe? Well here is your chance and trust us, this one is special! This is a warm, welcoming and already profitable bakery/cafe; located right in the heart of the growing Cityscape and Jacksonport community in NE Calgary. Sitting on one of the busiest intersections in the area at Country Hills Blvd NE & 36 St NE, your future customers are already driving by every single day. Getting here is a breeze too with Country Hills, Deerfoot, Stony Trail, the Airport Tunnel and Downtown Calgary all just minutes away. The loyal customer base is already there, the brand is already loved, and the business is already making money with over \$149,000 in annual revenue. You literally walk in on day one and start serving. Every single piece of equipment comes with the sale including commercial ovens, dough mixers, display coolers, refrigerators and so much more. Not a single dollar needs to be spent on setup. The lease is locked in until February 2029 with a renewal option so you have years of stability ahead of you. And here is the best part, the monthly rent is only \$2,299 plus operating costs of just \$1,695 making this an incredibly affordable opportunity for the size and location you are getting. There is plenty of parking with 112 shared stalls. This space is also incredibly versatile, whether you want to keep it as a cafe;, convert it into a restaurant, run it as a bakery, open a grocery store or even a medical use, the IB zoning makes it all possible. All of this for just \$95,000. Honestly opportunities like this do not come around very often so pick up the phone and call today before someone else does!