



1234 NEAR COUNTRY HILLS NE
Calgary, Alberta

MLS # A2300358



\$175,000

Division: Stoney 1

Type: Business

Bus. Type: Bakery

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: Tenants' Improvements and Equipment, See Schedule "A"

****Turnkey Opportunity | Move-In Ready | Bakery & Cafe Combo**** Are you interested in owning your own bakery? This is the perfect spot for you! We have a fully built bakery and cafe; space for sale. This is an asset-only sale, allowing you to create your own business. The seller is retiring, providing a unique opportunity in a prime location that serves both NE and NW Calgary. Skip the lengthy construction and permitting processes with this beautifully designed 1,300 sq. ft. bakery/cafe; located in the trendy Country Hills district. The immaculate space features state-of-the-art decor and a highly functional kitchen layout, making it ideal for an owner-operator looking to launch their own brand or expand an existing concept with minimal downtime. Become your own boss for less than the cost of building a new bakery/cafe;. Contact your favourite realtor for a private showing!