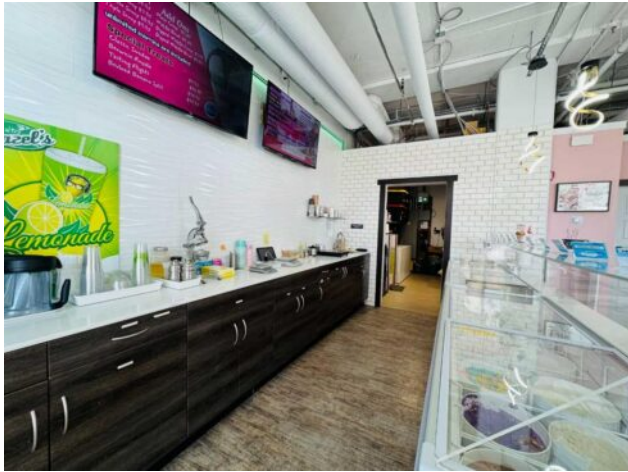




**MLS # A2303299**

**Calgary, Alberta**

**\$89,900**



<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bakery, Food & Beverage, Ice Cream/Frozen Yogurt
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	932 sq.ft.
<b>Zoning:</b>	-

<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>	-
<b>Inclusions:</b>	N/A		

An exceptional opportunity to own a beautifully designed franchised ice cream boutique in one of Calgary's most sought-after NW communities. Situated in a high-traffic, trendy neighborhood surrounded by established businesses Hillhurst, this shop benefits from strong foot traffic and a vibrant local customer base. This turnkey operation features a loyal and growing clientele, known for its premium offerings, inviting atmosphere, and consistent community support. Affordable lease with favorable terms. Whether you're an experienced operator or an entrepreneur looking to step into a profitable and enjoyable business, this is a rare chance to acquire a well-established ice cream shop in a premium location.