



**GRASSROOTS**  
REALTY GROUP

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**8888 Dessert Avenue  
Calgary, Alberta**

**MLS # A2165482**



**\$349,000**

**Division:** Downtown Commercial Core

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,247 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Please contact Listing Agent

An exceptional opportunity to own a thriving dessert cafe; in one of Calgary's most sought-after locations! Ideally situated in a high-traffic area with excellent foot and vehicle visibility, this cafe; benefits from constant exposure. Surrounded by a vibrant mix of businesses, offices, and residential developments, the location guarantees a steady flow of customers throughout the day and into the evening. The cafe; offers a cozy, inviting atmosphere perfect for dessert lovers, with the added bonus of outdoor shisha service, making it a unique draw for patrons seeking a relaxing social experience. The lease rate is a highly competitive \$4,000 per month, all-inclusive, making this an attractive and affordable opportunity in a prime location. Don't miss out on this turnkey operation in a bustling area with endless potential! As this is an ongoing business, a Non-Disclosable Agreement (NDA) is required for further details .. Please do not approach staff directly, all showing by appointment only.