



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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**6008 Macleod  
Calgary, Alberta**

**MLS # A2183406**



**\$350,000**

**Division:** Manchester Industrial

**Type:** Retail

**Bus. Type:** Bakery, Deli/Catering, Food & Beverage

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,500 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** ask the agent

Located along one of Calgary's busiest intersection with 20000 plus vehicles pass by daily and across from Calgary's busiest shopping centre; the street level corner location with floor to ceiling glass windows gives your business maximum exposure and growth potential. The current operator spent over \$600,000.00 in improvement. The 3500 square feet modern space is ready for your new concept. This offer is for a Lease Assignment to take over the current lease, no business or property included. The price includes equipment. Call your favourite agent or our office for more details.