



GRASSROOTS
REALTY GROUP

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**272 Kinniburgh Boulevard
Chestermere, Alberta**

MLS # A2194748



\$185,000

Division:	Kinniburgh North
Type:	Business
Bus. Type:	Bakery,Food & Beverage
Sale/Lease:	For Lease
Bldg. Name:	Kinniburgh Plaza
Bus. Name:	Sorelle Italian Bakery and CAfe
Size:	1,588 sq.ft.
Zoning:	DC

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Turnkey Bakery and Cafe		

Sorelle Italian Bakery and Caf   offers a unique opportunity to acquire a beloved local gem with tried-and-true family recipes that have built a loyal customer base. Known for its delicious array of Italian street market foods, freshly baked pastries including their famous Cannolis, and specialty coffees, this caf   has become a cornerstone of the community. Offering catering services as well, Sorelle is the only caf   in the neighborhood, providing a one-of-a-kind experience. This is a perfect asset sale, allowing the new owner to step into an established business with great potential for growth. The flexible floor plan and diverse menu open doors to further expansion, whether through additional services or menu items tailored to meet the needs of the area. Do not miss out on this fantastic opportunity to take over a business with strong roots and limitless possibilities! Please Note: This is an ASSET Sale only. General Finances can be provided for reference.