

Artisan Bakery & Café for Sale

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For Sale
\$299,995.00



Rethinking Commercial Real Estate

Darin Vaza, Associate
403-660-8719
darin@vazarealestate.com

123 Bakery Café Avenue



Zoning:	C-N2
Subdivision:	Legacy, SE
County:	Calgary
Size:	1,340 ± Sq. Ft.
List Price:	\$299,995.00
Year Built	2021
Availability:	Immediately
Parking:	Ample
Business Type:	Bakery, Commercial, Deli/Catering, Food & Beverage

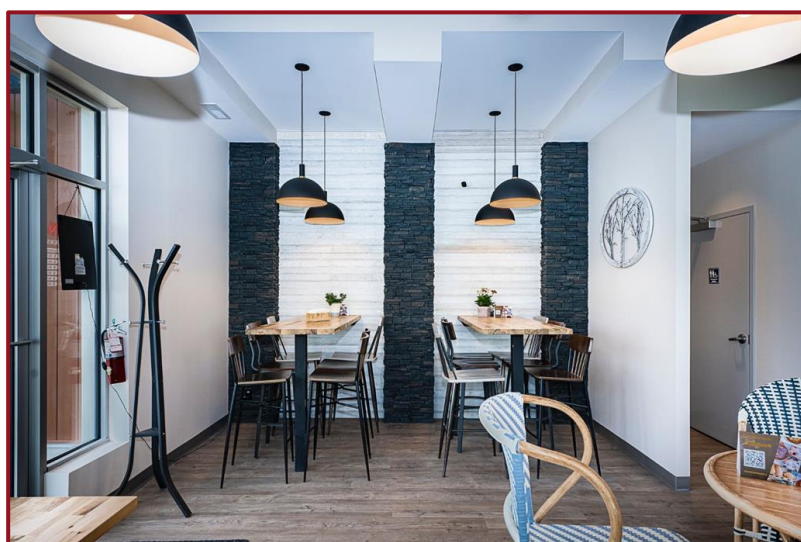
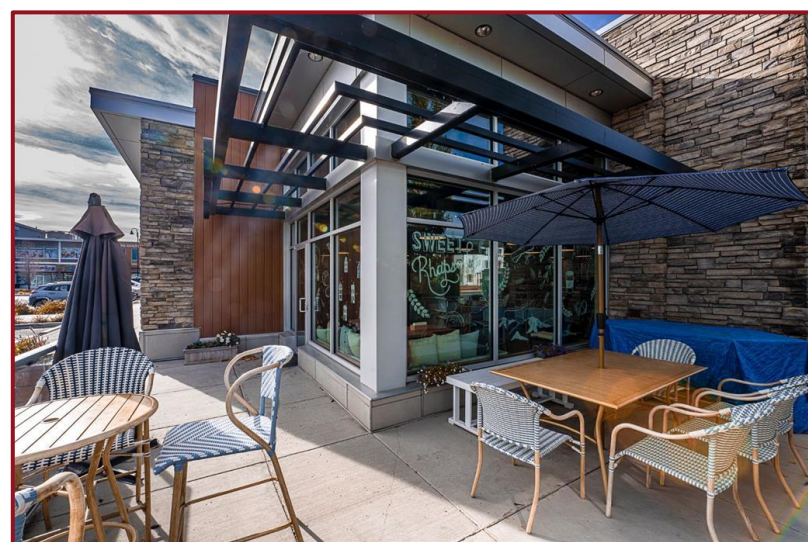
- Exclusive Opportunity to acquire a well-established, highly renowned Artisan Bakery & Café at the intersection of two thriving neighborhoods, with a third rapidly developing.
- This prime location guarantees exceptional foot traffic and visibility, surrounded by many diverse local businesses.
- Steps away from a future elementary school (currently under construction) and minutes from an existing high school.
- Sales have been consistently growing year over year, showing potential significant expansion. 4.8-star rating.
- The bakery comes with a modern fully equipped kitchen and two separate onsite washrooms.
- The space is versatile and can be converted to another type of restaurant with landlord approval.
- Ample parking
- Affordable lease with option to renew
- Training and support will be provided during transition

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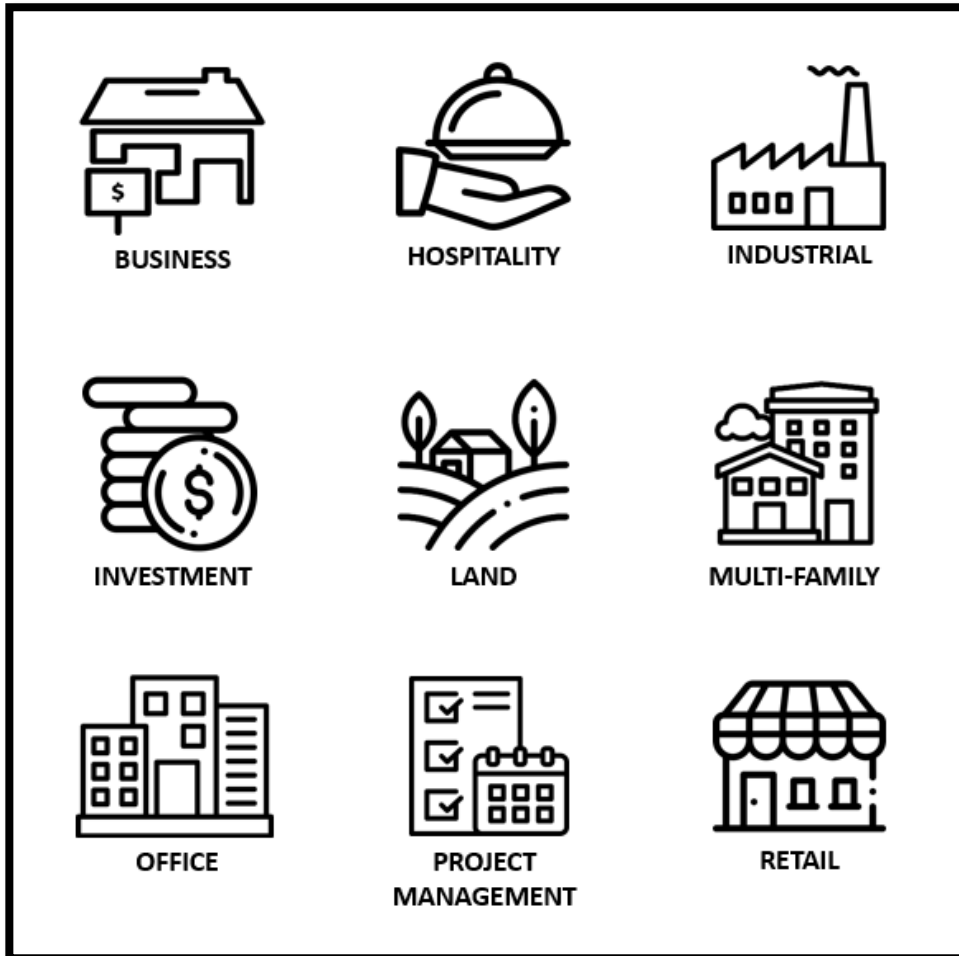
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**11450 – 29th Street SE, Unit 201
Calgary, Alberta T2Z 3V5**

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