

# \$349,000 - 8888 Dessert Avenue, Calgary

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MLS® #A2165482

## \$349,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

An exceptional opportunity to own a thriving dessert café in one of Calgary's most sought-after locations! Ideally situated in a high-traffic area with excellent foot and vehicle visibility, this café 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 café 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.



Built in 1913

## Essential Information

MLS® #	A2165482
Price	\$349,000
Bathrooms	0.00
Acres	0.00
Year Built	1913

Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	8888 Dessert Avenue
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1T 1T1

### Additional Information

Date Listed	September 16th, 2024
Days on Market	274

### Listing Details

Listing Office	Greater Property Group
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