

# \$209,900 - 423 10 Street, Calgary

MLS® #A2228212

**\$209,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hillhurst, Calgary, Alberta

LOCATION, LOCATION, LOCATION! This well-known ice cream franchise is located in a major bustling street of NW and the prime location across from supermarket and nearby restaurants ensure a steady stream of customers looking for a dessert. From toddler to youngsters craving sweet treats and even golden agers seeking a delightful indulgence, this spot is their destination. The shop is super bright with large windows, and with 1,051sqft open space, itâ€™s perfectly poised to handle the busy summer lineup. Most equipment and improvements are only a couple of years old and still in good condition. Beautiful quartz countertop, backslash tiles, showcases, refrigerators, freezers, washroom, and ample storage in the back. A good lease is in place until 2032! Best value business! Easy to operate! This awesome business is too good to be missed! Call now to book your tour and explore the sweet potential of this fantastic business! \*\*\* Please respect the current operation of the business and do not visit without a prior appointment.

Built in 2022

## Essential Information

MLS® #	A2228212
Price	\$209,900
Bathrooms	0.00
Acres	0.00



Year Built	2022
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	423 10 Street
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1W1

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	45

### **Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.