

# \$299,995 - 123 Bakery Cafe Avenue, Calgary

MLS® #A2175786

**\$299,995**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Legacy, Calgary, Alberta

Exclusive Opportunity: Iconic Artisan Bakery & Caf  in Prime Location !!

For the first time ever on the market, this is your chance to acquire a well-established, highly renowned Artisan Bakery & Caf  located at the intersection of two thriving neighbourhoods, with a third rapidly developing. This prime location guarantees exceptional foot traffic and visibility, surrounded by popular many diverse local businesses such as pubs, restaurants, dance studio, beauty salon, daycare centres, medical offices, gyms, and other retailers. It's just steps away from a future elementary school (currently under construction) and minutes from an existing high school ensuring a steady influx of potential customers.

Sales have been consistently growing year over year, showing significant potential for expansion. With over 200 glowing Google reviews and an impressive 4.8-star rating, this business has earned a loyal clientele thanks to its high-quality, delicious food and outstanding service. The bakery is positioned on the corner of the strip mall, with large windows allowing for abundant natural light, creating a cozy and inviting atmosphere. Patrons can also enjoy a lovely outdoor patio space for dining and socializing.

The bakery comes with a modern, fully equipped kitchen and two separate on-site



washrooms for both customers and employees. The space is versatile and could easily be converted to another type of restaurant with landlord approval, offering endless possibilities for its future. Ample on-site parking ensures convenience and accessibility for your patrons.

The current owner has spared no expense in designing and building this space. Lease rates are very affordable with options to renew, and a full list of equipment is available upon request. To ensure a smooth transition, training and support will be provided.

With almost no vacancy in the strip mall, the growth potential for this business is immense.

All viewings are by appointment only. Please do not approach staff or the owner directly.

Built in 2021

### **Essential Information**

MLS® #	A2175786
Price	\$299,995
Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Commercial
Sub-Type	Business
Status	Active

### **Community Information**

Address	123 Bakery Cafe Avenue
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4A7

## **Additional Information**

Date Listed	October 28th, 2024
Days on Market	162
Zoning	CN2

## **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.