

101, 136 17 Avenue NE
Calgary, Alberta

MLS # A2256981



\$80,000

Division:	Tuxedo Park
Type:	Mixed Use
Bus. Type:	Fast Food, Food & Beverage
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	Queen Caramelly Ice Cream Ltd.
Size:	1,020 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	equipment list , addendum [1]		

Clean and fresh, Sales increasing, Turn Key retail business in Central location, Ice cream, coffee, snacks, specialty food. Business is 15 months old, sales are increasing month over month, easily managed by one person, designated parking stall, with plenty of free parking on the street, wide side walk for outside tables, large washroom, Private kitchen area, storage closet. Includes all equipment. Low monthly gross rent of \$2068 includes all utilities, air conditioned. Business could be expanded for niche markets. Great for children's parties or group meetings. 44 months remaining on lease with option to renew.