

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

---

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	200

### **Listing Details**

Listing Office	Greater Property Group
----------------	------------------------

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.