

# \$98,000 - 1109 9 Avenue Se, Calgary

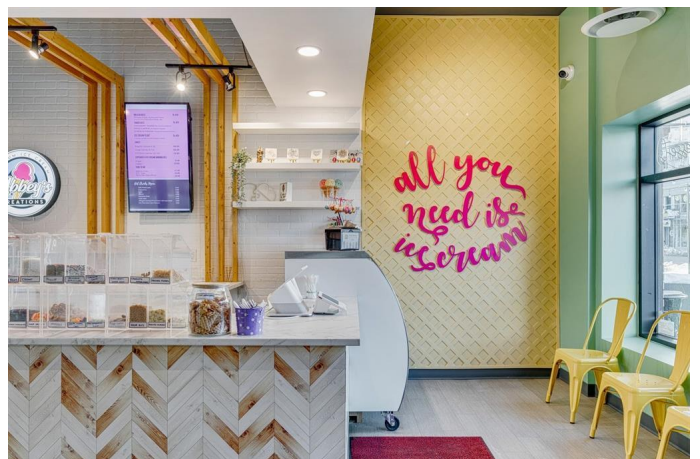
MLS® #A2183442

**\$98,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Inglewood, Calgary, Alberta

This premium ice cream shoppe presents an exciting opportunity for entrepreneurs looking for a well-established operation in the heart of Calgary's trendy and sought-after community of Inglewood. Specializing in Asian-inspired flavors, this franchise has built a strong reputation and a loyal customer base. Buyers are not obligated to continue with the franchise, offering flexibility to adapt the business as desired with landlord approval. The location comes with two years remaining on the current five-year lease, with an option to renew for an additional five years. The gross rent is \$5,566 per month, inclusive of operating costs, parking, and property taxes, with utilities averaging approximately \$600 per month. The space is fully equipped for seamless operations, including essential equipment like three freezers, a display cooler, two large ice cream display freezers/cabinets as well as customer seating. A full equipment list is available upon request. Situated in a vibrant area with a high walk score, the business benefits from excellent foot traffic year-round. Surrounded by popular businesses, boutique stores, eateries, bars, and residential dwellings, the location offers a constant flow of potential customers. Additionally, the property features outdoor seating under charming city-operated string lighting, creating the perfect atmosphere for summer evenings. The business is also within walking distance of notable attractions such as the River, Fort Calgary, and the Calgary Zoo,



adding to its appeal. This is a turnkey opportunity for an owner-operator or a visionary entrepreneur looking to tap into the thriving energy of a trendy neighborhood while leveraging the business's established foundation to grow further.

Built in 1945

### Essential Information

MLS® #	A2183442
Price	\$98,000
Bathrooms	0.00
Acres	0.00
Year Built	1945
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	1109 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0S7

### Additional Information

Date Listed	December 13th, 2024
Days on Market	129
Zoning	Commercial (CM)

### Listing Details

Listing Office	CIR Realty
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