

**7, 2008 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2221816**



**\$99,000**

**Division:** South Calgary

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 940 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Bakery & Caf ; Business for Sale &ndash; Prime Marda Loop Location. An excellent opportunity to own a fully equipped bakery and caf ; in the vibrant and highly desirable Marda Loop area. This business asset sale includes all existing equipment, such as display shelving, refrigeration units, and freezers, providing a turnkey operation. Currently functioning as a franchise bakery and caf ;, the business offers the flexibility to continue under its established brand or to be rebranded to align with your unique concept, subject to landlord approval. With the Marda Loop redevelopment scheduled for completion this year, the area is poised for increased foot traffic and strong retail growth. Whether you're an experienced operator or a new entrepreneur, this is a rare chance to establish your presence in one of Calgary's most dynamic retail corridors.