

**168, 1440 52 St NE**  
**Calgary, Alberta**

**MLS # A2222380**

**\$310,000**



**Division:** Marlborough

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,096 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Everything currently in the store at the time of sale.

Turnkey opportunity to own a well-established Marble Slab Creamery franchise located in a high-traffic northeast Calgary retail plaza. This thriving location is surrounded by major anchor tenants and benefits from consistent foot traffic throughout the day. With strong brand recognition and a loyal customer base, this fully operational business is ideal for an owner-operator or investor seeking a profitable and proven concept. The store comes equipped with a trained staff, established systems, and the full backing of a reputable franchise, including training and ongoing support. A long-term lease with solid terms is already in place, making this a seamless transition for the right buyer. Whether you're looking to expand your portfolio or start your entrepreneurial journey with a recognizable and beloved brand, this Marble Slab Creamery offers an excellent opportunity in an established and growing community. Please do not approach staff or visit the business without an appointment. This is an assignment of lease and sale of business only. No real property is being sold.