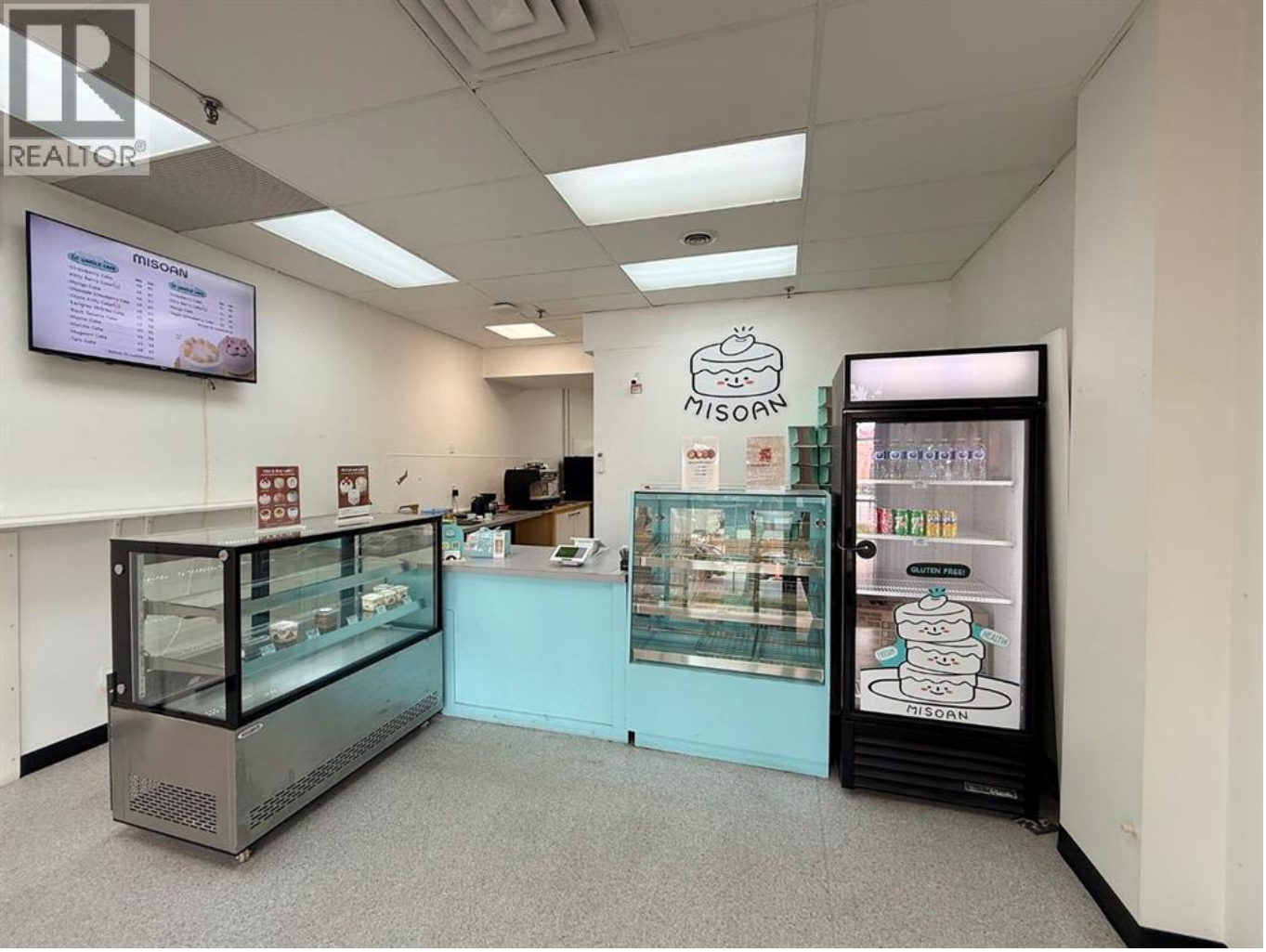
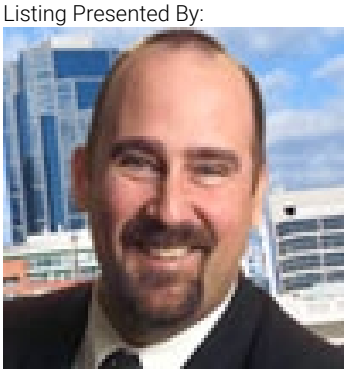


1508 14 Street Calgary Alberta

$69,000

This is a rare opportunity to own an established, fully equipped dessert business steps from 17th Avenue SW. Misoan Cake is a dedicated 100% gluten-free bakery known for its Korean-inspired flavours, including black sesame, Earl Grey, and matcha. The entire kitchen is gluten-free, which has built a loyal celiac and gluten-sensitive customer base with very few competitors in Calgary. Repeat business is strong and well established. The space is 977 sq. ft. of retail with permitted use already in place. Rent is only $3,096.28 per month, including operating costs. The lease is secured to April 30, 2029, with one additional five-year renewal option. One owner parking stall is included at no cost. The low rent, prime location, and functional layout also suit a wide range of other food concepts. A cafe, bakery, or other specialty food business is possible with landlord approval. A large condo complex is currently under construction directly across the street, which will add significant residential density nearby. The Beltline continues to grow, with high-rise residential and ongoing development supporting long-term demand in the area. Please note that this is an asset sale only and does not include any real estate. (id:6769)

Listing Presented By:



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