



## 1829 33 Avenue Calgary Alberta

\$273,999

Outstanding opportunity to own or lease a well-located ice cream shop in the heart of Marda Loop, one of Calgary SW's most vibrant and high-demand commercial districts. Situated in a prime, high-traffic location with excellent street exposure, strong visibility, and consistent pedestrian and vehicle traffic throughout the day. Surrounded by popular retail shops, restaurants, cafes, and dense residential developments, creating a steady flow of customers year-round. This busy and energetic area is known for its lively atmosphere and strong community presence. Ideal for owner-operators or investors looking to establish or expand a dessert, cafe, or food service concept in a sought-after neighborhood. Turnkey potential in an exceptional location with significant growth and branding opportunities. (id:6769)

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca