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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 sale includes all existing equipment and leasehold improvements, offering a turnkey setup for the right buyer. Currently operating as a franchise bakery and caf  ;, the business can be continued under the existing brand or rebranded to suit your own concept. 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.