



123 45 Street  
Airdrie, Alberta

MLS # A2319712



**\$299,000**

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,136 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	see remarks		

An exceptional opportunity to own a well-established franchise and profitable ice cream shop in a high traffic location in Airdrie. This popular destination has built a loyal customer base and enjoys strong seasonal and year round sales. Featuring a fully equipped operation, attractive interior, and efficient layout, this turnkey business is ready for a new owner to step in and continue its success. The business offers a wide variety of premium ice cream, frozen treats, specialty desserts, and beverages, creating multiple revenue streams and broad customer appeal. Strategically located in a busy commercial area with excellent visibility, ample parking, and strong pedestrian traffic, the shop benefits from consistent local patronage as well as visitors. All equipment, fixtures, and leasehold improvements are included in the sale, making this an ideal opportunity for owner-operators, entrepreneurs, or investors looking to expand their portfolio. Strong brand presence, established systems, and growth potential through catering, delivery services, and expanded product offerings. Don't miss this rare chance to acquire a successful, turnkey ice cream business with an established reputation and significant upside potential.