



MLS # A2324556

Calgary, Alberta

\$200,000



Division:	Calgary
Type:	Retail
Bus. Type:	Ice Cream/Frozen Yogurt
Sale/Lease:	For Sale
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: Equipment List Will Be Provided

Fantastic opportunity to own a well-established ice cream franchise in one of the busiest, high-visibility plazas in the area. This successful business occupies approximately 1,096 sq. ft. and benefits from excellent exposure, strong foot traffic, ample customer parking, and a loyal customer base. With an affordable monthly rent of \$3,200 and over five years remaining on the lease, this is an outstanding opportunity for entrepreneurs and investors alike. The business offer a solid foundation with significant potential for future growth. The franchise transfer process is straightforward, making it easy for a new owner to take over operations and continue serving an established clientele. This business is ideal for first-time buyers looking to step into a recognized franchise with proven systems and ongoing support. There is also excellent potential to increase profitability by operating the business as an owner-operator. The current owner relies primarily on full-time employees, leaving room for a hands-on owner to reduce operating costs and improve overall returns. For investors, this is a great opportunity to acquire a well-managed business that runs smoothly with minimal day-to-day involvement. Its prime location, established reputation, consistent revenue, and growth potential make it a valuable addition to any investment portfolio. Don't miss this chance to own a thriving franchise in a premium location with strong sales, affordable occupancy costs, and endless possibilities for future success. Contact us today for more information or to schedule a private viewing.