



GRASSROOTS
REALTY GROUP

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1508 14 Street SW
Calgary, Alberta

MLS # A2333019



\$69,000

Division: Beltline
Type: Business
Bus. Type: Bakery,Retail
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: Misoan Cake
Size: 977 sq.ft.
Zoning: -

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

Inclusions: The Seller will provide a full list of equipment upon request.

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. A cafe or other specialty food concept is also possible with landlord approval. The Beltline continues to grow, with dense high-rise residential and ongoing condo development supporting long-term demand in the area. Please note that this is an asset sale only and does not include any real estate.