

# \$185,000 - 272 Kinniburgh Boulevard, Chestermere

MLS® #A2194748

**\$185,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Kinniburgh, Chestermere, Alberta

Sorelle Italian Bakery and Caf  offers a unique opportunity to acquire a beloved local gem with tried-and-true family recipes that have built a loyal customer base. Known for its delicious array of Italian street market foods, freshly baked pastries including their famous Cannolis, and specialty coffees, this caf  has become a cornerstone of the community. Offering catering services as well, Sorelle is the only caf  in the neighborhood, providing a one-of-a-kind experience.

This is a perfect asset sale, allowing the new owner to step into an established business with great potential for growth. The flexible floor plan and diverse menu open doors to further expansion, whether through additional services or menu items tailored to meet the needs of the area. Do not miss out on this fantastic opportunity to take over a business with strong roots and limitless possibilities! Please Note: This is an ASSET Sale only. General Finances can be provided for reference.

Built in 2023

## Essential Information

MLS® #	A2194748
Price	\$185,000
Bathrooms	0.00
Acres	0.00



Year Built	2023
Type	Commercial
Sub-Type	Business
Status	Active

### **Community Information**

Address	272 Kinniburgh Boulevard
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2P2

### **Additional Information**

Date Listed	February 16th, 2025
Days on Market	151
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.