

# \$199,000 - 2133 33 Avenue Sw, Calgary

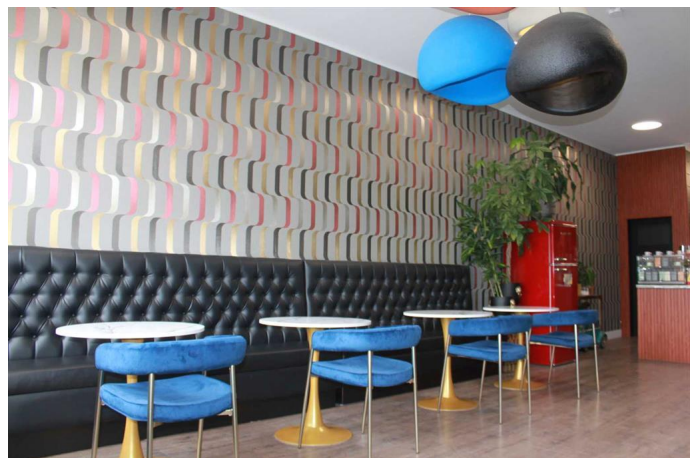
MLS® #A2206371

**\$199,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

South Calgary, Calgary, Alberta

Attention entrepreneurs. If you are looking for positioning yourself in one of the best locations in the city of Calgary, this is it. An exquisite bake shop is now available for sale. This is a beautifully put together shop that serves Marda Loop deserts and coffee and much more. Reasonable Lease Rate with four years of term plus one five year option to renew. You can be positioned in the heart of Marda Loop for a long time. The potential to increase revenue is endless. Bring your talent and start your venture today. The owner is willing to stay and train your staff. This opportunity will not last long.



Built in 1960

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2206371   |
| Price      | \$199,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1960       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2133 33 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2T 1Z7 |

### Interior

|         |          |
|---------|----------|
| Heating | Electric |
| Cooling | Other    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 39               |
| Zoning         | MU-2             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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