

# \$250,000 - #105, 11769 40 Street Se, Calgary

MLS® #A2186394

**\$250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

Established 20 years ago and currently owned by the present proprietor, this industrial bakery boasts a solid reputation. Spanning 2,025 sq ft of operational space (not including a storage mezzanine), the bakery employs a team of 5 staff members. It specializes in a wide range of breads and cakes, consistently serving an established customer base across the city. The front of the premises offers the potential to open a retail store, providing an additional revenue stream. Moreover, there is a significant opportunity for growth, especially for someone with a visionary approach to expansion.

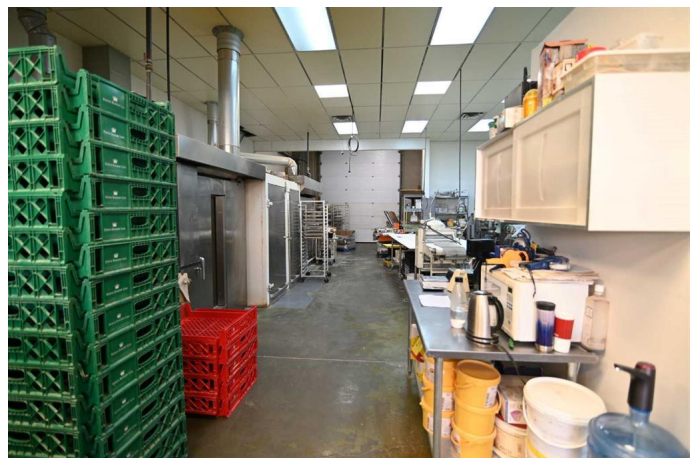
Built in 2006

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2186394   |
| Price      | \$250,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2006       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | #105, 11769 40 Street Se |
| Subdivision | East Shepard Industrial  |
| City        | Calgary                  |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Z 4M8 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 8th, 2025 |
| Days on Market | 117               |

### **Listing Details**

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

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