

# \$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.

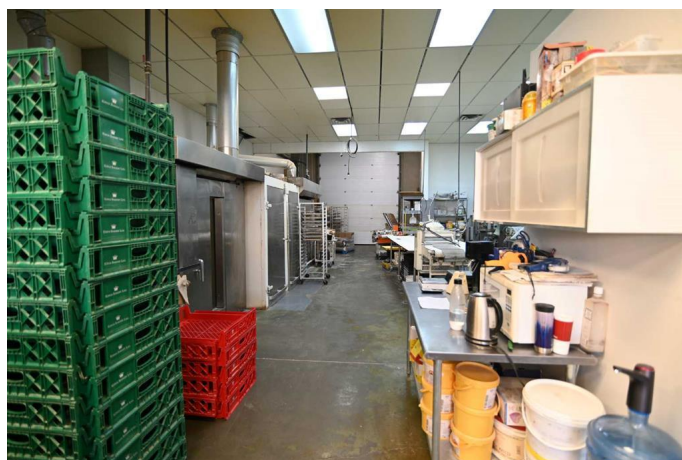
Built in 2006

### 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	93

### **Listing Details**

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

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.