

# \$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.

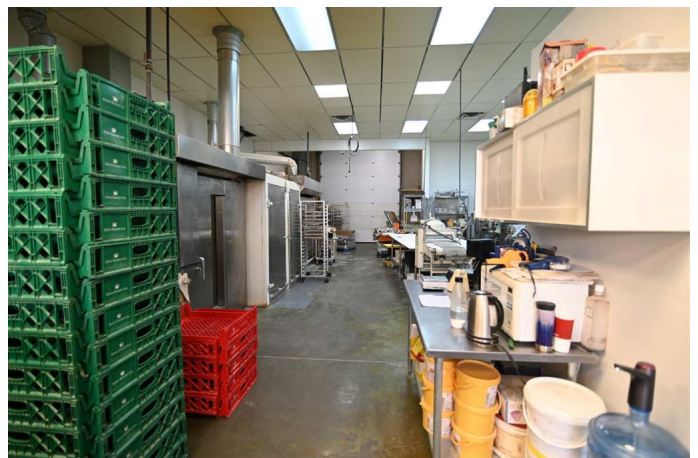
Built in 2006

## 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	125

### **Listing Details**

Listing Office	CIR Realty
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