

# \$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 | 66                  |
| Zoning         | DC                  |

### **Listing Details**

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

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