

Blackstone
Commercial Real Estate Services Inc.

For Sale

4110 47 Legacy View SE | Calgary, Alberta
Well-Equipped Turnkey Legacy Bakery Café

Legacy Village Shopping Centre



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Highlights

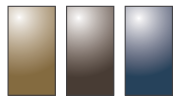
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BUSINESS HIGHLIGHTS

Established	2021
Size	1,340 SF
Services	<ul style="list-style-type: none"> • Bakery • Deli • Catering
Asking Price	\$ 450,000
Lease Term	Expires January 1, 2031
Op Costs	\$- psf (Est 2025)
Option to Renew	2 – 5 year
Parking	Ample Surface

- **Established in 2021** with a loyal customer base in a growing community
- **Fully equipped** with premium European bakery equipment (est. value \$244,320+)
- **High-quality buildout** with extensive tenant improvements
- **Full-service setup:** Bakery, Deli & Catering operations
- **Includes** large walk-in cooler & freezer, convection and deck ovens, mixers, proofers, slicers, prep tables & more
- **Elegant customer-facing features:** refrigerated showcases, hot display cabinets, POS system, seating with patio furniture
- **Ideal opportunity** for an owner-operator or expansion of an established bakery brand
- **Turnkey operation** – move in and start baking from day one!

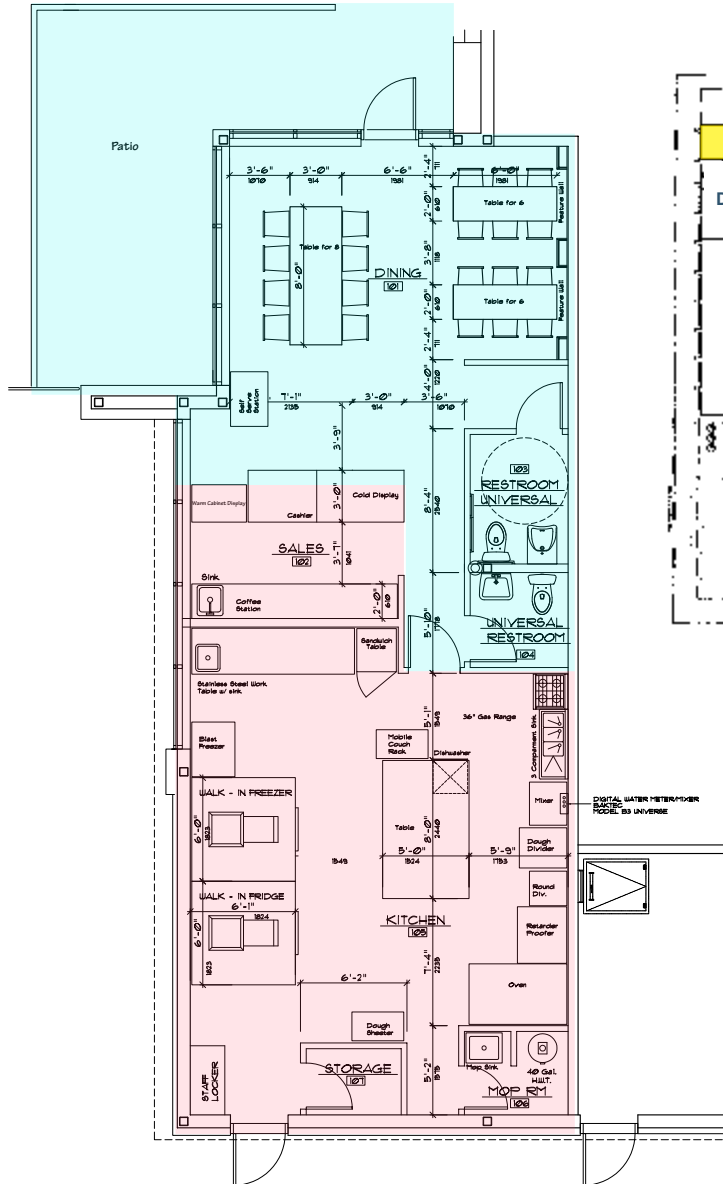


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Site Map / Floor Plan

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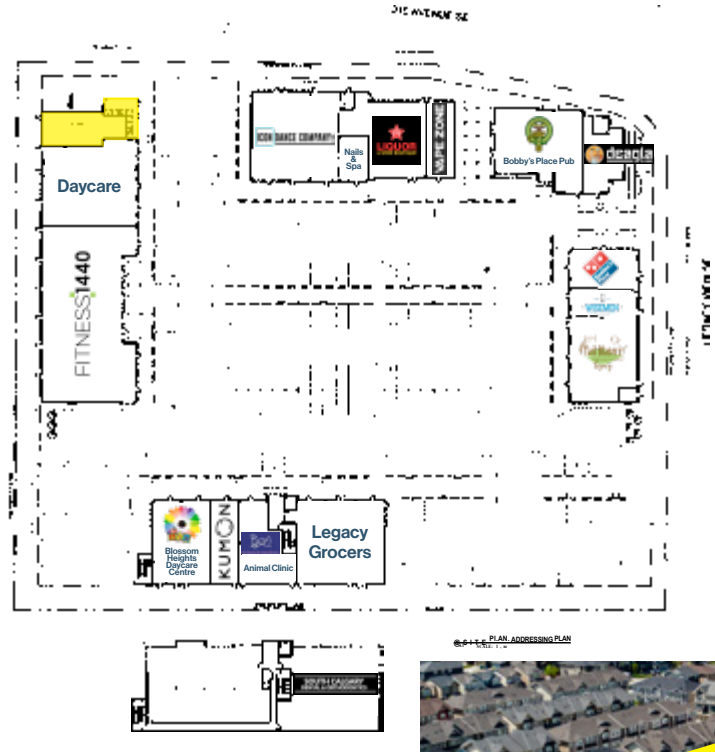
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MAIN FLOOR PLAN

SCALE 3/16" = 1'-0"

BAY 4110 AREA = 1,340 SQ.FT.



6-4-1-1 PLAN ADDRESSING PLAN





Refrigerated Pastry Showcase + Hot Display Cabinet



Entrance + Seating Area



Espresso



Walk-In Cooler/Freezer



Kitchen + Equipment



Cook Top & Range Hood + Sink

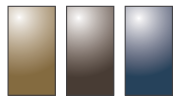


Divider-Rounder



Deck Oven

QUANTITY	DESCRIPTION	UNITE PRICE	AMOUNT
1	Retarder Proofer Panimatic Cabinet. Mod. M6/80 cap. 22 trays 600x800mm. One full door. Tropicalised refrigeration unit top mounted. 220v-1Ph-60Hz -16A	8014.66	8,014.67
50	Linen Cloth 65 cm wide	13.18	659.00
1	Loading/Unloading Stainless Steel Table with Peel and Wood Top	507.78	507.78
50	Pastry Pan 40x60cm steel 10/10 with 45° side	13.25	662.50
50	Aluminium Baking Pan 400x600mm 15/10 non-perforated	17.73	886.50
1	Pastry Dough Sheeter on base model ZMATIK mod.SF600NN manual with control lever and pedal, removable belt table 650 x 1200mm (can be put in resting position), metallic casing. Cylinders diameter 80mm / aperture 0,1 to 47mm. With dough reception plate. 208	6600.61	6,600.62
1	Electric Deck Oven Panimatic Companion 1200 mod.600*800. Four decks / two doors of 60cm wide per deck. Useful depth 80cm, baking surface 4m2. Doors opening upright. 220v/3ph/60hz - 35Kw	33830.13	33,830.14
1	Double Arm Mixer GIOTEC mod.GIO50, fixed bowl 68 liters capacity. Two speeds with automatic timers. 220v/3ph/60hz - 1,80Kw.	11825.64	11,825.65
1	Angle Cash Counter ROCAR mod.938. Granite top. Shelf. Straight tempered glass tiltable for cleaning. Front facade LED lighting. MDF laquered finish with RAL colors. 220v/1ph/60Hz	4126.38	4,126.39
1	Dry Tower ROCAR mor. VL9. Bottom surface in granit. Straight tempered glass. Three shelves and front facade with LED lighting. MDF laquered finish with RAL colors. 220v/1ph/60Hz	4813.19	4,813.20
1	Refrigerated Pastry Showcase from ROCAR mod.VRP 1875 HZ. Inside stainless steel with granit back work shelve. Straight tempered glass tiltable for cleaning. Front facade and shelve LED lighting. Back plexiglass doors. MDF laquered finish with RAL colors.	7241.63	7,241.64
1	Hot Display Cabinet with vitrocramic plate from ROCAR mod.VBM- 1250-HZ. Straight tempered glass. Front facade with LED lighting. MDF laquered finish with RAL colors. 220v/1ph/60Hz - 2050w	5929.65	5,929.66
1	Water chiller Baktec mod. BKL200 ICE IMS. Capacity from 50 to 50L/H. 110v/1Ph/60Hz.	\$6,401.20	6,401.20
1	Stainless steel rack with 20 Opticouche 600*800	\$3,233.49	3,233.49
1	French Bread Moulder Staf 3 rollers, Mod. Artisane 2 with adjustments with gravitational gauge, variable speed and out of gear rear belt. 220v/1ph/60hz - 0,75Kw.	\$9,076.56	9,076.56
1	Water Meter & Mixing Baktec mod. B1 CERES II, electronic with memory. Dosing range, 0,1 to 999,9 liter adjustable on 0,1liter. Temperature range 2 to 80C. Water capacity 15 to 18 liters/minute.Dimensions: 29,5x27x11,5cm.	\$4,196.76	4,196.76
1	Refrigerated Cabinet for dough containers Panimatic mod. AB8 including 8 plastic bowls of 20L with cover. 220v/1ph/60hz - 1Kw	\$5,739.72	5,739.72
1	Mini-cooker "bain-marie" thermic-oil inside tank De Danieli Mini cooker mod.MC15V. 15 liters capacity. Table-top model. 220v/1Ph/60Hz - 3 Kw. UL/CSA componants.	\$10,734.47	10,734.47
1	Semi-automatic divider-rounder. Mod.SA36, for pieces from 34 to 110g. 220v/3ph/60Hz - 0,55 Kw.	\$12,961.88	12,961.88
1	Hydraulic Dough Divider Staf mod.DIVR20 (SENIOR). Rectangular bowl 20Kg capacity. 208/220v-3Ph-60Hz-1,7Kw.	\$9,316.10	9,316.10
1	Blast Freezer Panimatic mod.P88 capacity 20 pans 40x60cm, ajustable shekves every 12,5mm. Stainless steel interior, laquer paint exterior. 3HP, 220v/3ph/60hz	8797.67	8,797.68
1	Convection Baking Oven with self cleaning. MIWE Econo 8.1826	20,605.20	20,605.20
1	Double SS sink	1,085.97	1,085.97
1	10 Pan Half Height End Load Bun / Sheet Pan Rack with Top. Advance Tabco PR10-3WT	\$629.00	629.00
1	Merchandiser Cooler, COLDSTREAM. 45", Open, Short, BK	5,995.00	5,995.00
1	Berkel Slicer, 12", 115v/1ph	1,850.00	1,850.00
1	4-Burner Natural Gas Cooktop, FOSTER Hot Plate. Open	1,150.00	1,150.00
1	Mixer. EBERHARDT 10qt, Countertop, Mechanical 3-Speed, 120v	1,499.00	1,499.00
1	Sandwich/Salad Prep Table, FOSTER 27", 1-Door, S/S	2,150.00	2,150.00
1	Merchandiser Freezer, COLDSTREAM 27", 1x Glass Door, S/S	3,575.00	3,575.00
1	Dishwasher, JACKSON Undercounter, High Temp, 24¼"	4,995.00	4,995.00
1	Vegetable Dicer, DYNAMIC Dynacube, ¼"x¼",	721.35	721.35
10	Loaf Pan, CMBB 4-Strap, 9"x4½"x2¾"	107.25	1,072.50
6	Hamburger Bun Pan, CMBB Glazed, 12 Buns	68.50	411.00
6	Hot Dog Roll Pan, CMBB 8x4 (11012)	62.10	372.60
6	Baguette Pan, CMBB 5-Mold, Glazed, Uni-Lock	69.95	419.70
3	Ingredient Bin, FOSTER 430cup/133lb, w/ Scoop, White	259.95	779.85
1	Walk in Cooler and Freezer	19,000.00	19,000.00
1	Electra Coffee Espresso Machine and accessories	7,450.00	7,450.00
1	POS Machine, Complete solution pro, Dejavoo Z9	1,144.00	1,144.00
1	Undercounter Small Fridge	300.00	300.00
1	Bread Slicer, Bakemax	2,706.00	2,706.00
4	Pan Rack, Winco	199.00	796.00
1	Countertop Mixer, Kitchen Aid	400.00	400.00
1	Tabletop Mixer, Eberhardt	3,575.00	3,575.00
3	5-Tier Shelf, Stainless steel	300.00	900.00
2	4-Tier Shelf, Stainless steel	250.00	250.00
1	Blender, Breville	472.49	472.49
12	Chairs, Adria	2,757.30	2,757.30
4	Patio table and chairs	999.00	999.00
	Smallware	506.00	506.00
2	Dough Scale	99.00	198.00
total	Total equipment estimated value		244,320.57
	Cost of Tenant Improvements - Estimated value		324,695.97
	Combined Est Value		569,016.54
Optional (Marked Yellow): Bread Making Equipment can be excluded from Sale (Also: Marked Green are optional)			136,558.22



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Location



A & W
ATB Financial
BarBurrito
Big Sky Fitness
BMO
Booster Juice
Brightpath
Canadian Brewhouse
Canadian Pizza Unlimited
Cho's Martial Arts
Chopped Leaf

COBS Bread
Diva Hair Salon & Spa
Dollarama
Dr. Bishop & Associates
Dream Home Furniture
Edo Japan
Fabutan / Hush Lash
Flirty Bird
F45 Training
Iris Nails & Spa
KFC

Leading Edge Physiotherapy
Legacy Tattoo
Leela Eco Spa
Legacy Veterinary Clinic
Liquorville
M&M Food Market
Marble Slab
Mr. Puffs
OPA! of Greece
Otium Wellness
Petsmart

Pho Hoan Pasteur
Pizza Hut
Servus Credit Union
Shoppers Drug Mart
Smitty's Restaurant | Test Kitchen
Sobeys
South Street Burger
Spiritleaf
Starbucks
Subway

Supplement King
TELUS / Koodoo
Thai Express
The Mash
The Moon Tea House
The Registry
Tommy Gun's
Township Dental Wellness
Twisted Indian
Wine & Beyond
Winners

All Saints High School



NEIGHBORHOOD
Legacy



POPULATION
3KM
31,943



MEDIAN AGE
35.8



HOUSEHOLD INCOME
\$119,099



TRAFFIC COUNT
34,000 VPD | Macleod Trail & 210 Avenue SE
7,000 VPD | Walden Blvd & Walden Rise

Thank you for your Interest



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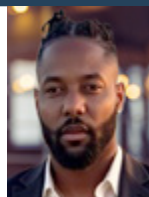
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