



GRASSROOTS
REALTY GROUP

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105 19 Street NW
Calgary, Alberta

MLS # A2318072



\$69,900

Division:	Lincoln Park
Type:	Business
Bus. Type:	Fast Food, Food & Beverage
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	701 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

An outstanding opportunity to acquire a well-established Kung Fu Tea franchise in the heart of Calgary's vibrant Hillhurst/Kensington district. Located in one of the city's most desirable and high-traffic commercial corridors, this business enjoys excellent exposure, strong pedestrian traffic, and a loyal customer base drawn from nearby residential communities, offices, schools, and visitors to the area. This turnkey operation features a modern contemporary interior design, with stylish décor, updated finishes, comfortable seating, and a welcoming atmosphere that enhances the customer experience. The thoughtfully designed space reflects the quality and appeal of the Kung Fu Tea brand while creating an inviting environment for dine-in and takeout customers alike. The business benefits from affordable rent and favorable lease terms, offering an attractive cost structure in a premium inner-city location. With established systems, trained staff, and a recognized franchise brand, this opportunity is well-suited for both owner-operators and investors.