



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

204 7A Street NE
Calgary, Alberta

MLS # A2320813



\$74,500

Division:	Bridgeland/Riverside
Type:	Business
Bus. Type:	Deli/Catering
Sale/Lease:	For Sale
Bldg. Name:	Kesh Kesh
Bus. Name:	Coffee Shop
Size:	924 sq.ft.
Zoning:	MU-2 f3.0h16
Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Asphalt
Exterior:	See Remarks
Water:	-
Sewer:	-
Inclusions:	2 Roosters, express machine, display fridge, POS system, all items including flatware
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.11 Acre
Lot Feat:	City Lot, Landscaped, Low Maintenance Landscape, Near

COFFEE SHOP FOR SALE! Welcome to Kesh Kesh, located in the vibrant heart of Bridgeland, one of Calgary's most dynamic neighbourhoods. This exceptional turn-key opportunity allows you to step right into a thriving, beautifully appointed cafe just steps away from the bustling First Avenue—a popular destination known for its eclectic blend of shopping, dining, and entertainment. Kesh Kesh boasts a strong local following, loved by both residents and visitors. The cafe's inviting interior features ample natural light, creating a warm and welcoming atmosphere perfect for patrons to relax and enjoy their coffee or meals. Additionally, a custom outdoor seating area/patio enhances customer experience, making it an attractive spot year-round. The well-equipped cafe's kitchen includes a premium espresso machine, generous refrigeration units, and extensive prep areas, ideal for efficiently handling daily operations and a diverse menu of beverages, baked goods, sandwiches, and snacks. The lease terms are favorable, at an attractive rate of approximately \$3,840 per month, which includes additional full basement storage and two dedicated parking spaces. The lease is set with a five-year term, offering another five-year renewal option, providing stability and confidence for future growth. Convenient street parking directly in front and additional parking in the back make customer visits hassle-free, complemented by consistent pedestrian and drive-by traffic ensuring excellent visibility and continuous patronage. Don't miss out on this exceptional opportunity to own a flourishing cafe in a prime location. Call today for more detail!