



GRASSROOTS
REALTY GROUP

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MLS # A2331384

Calgary, Alberta

\$1,199,999



Division: Calgary
Type: Business
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 3,444 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Equipment list will be supplied		

Unique opportunity to acquire an established coffee shop and fine-dining restaurant in a desirable downtown location. Offering approximately 3,400 sq. ft. of space, this versatile business provides an excellent opportunity for an experienced operator, investor, or entrepreneur looking to enter the hospitality industry or expand an existing portfolio. The premises accommodate both a welcoming caf   environment and an elevated dining experience, offering flexibility for a variety of food and beverage concepts. Located in a high-profile urban setting with convenient access to surrounding businesses, residential communities, and downtown amenities. This is a confidential business sale. Please do not approach the premises, owners, employees, customers, or neighboring businesses directly. All inquiries and viewings must be arranged through the listing agent. Additional information will be provided to qualified buyers upon completion of a confidentiality agreement.