



**GRASSROOTS**  
REALTY GROUP

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**123 Commercial Street Court  
Calgary, Alberta**

**MLS # A2195708**



**\$997,500**

**Division:** University District

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,098 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** The Seller will provide the chattel & equipment list.

A rare business opportunity is waiting for you. This is an excellent business opportunity to operate the fantastic franchise Coffee house in a busy location year around. This is one of the busiest Franchise Coffee Houses located in an iconic location in Calgary. The business presents with a high volume sales , easy to operate business model and absolutely best location you can imagine. New lease with a reasonable rent fee (very competitive rate) is in placed. This sale includes Two locations and their sizes are as followings: One is 668.33 square feet and the other location is : 430 square feet, both locations are busy with customers all year around. One of them is a Kiosk type and the other location has a large seating area (all seating areas are maintained by the Landlord). The Coffee house is a well known franchise and presents with excellent sales figures. Please do not approach to the staff or to an owner without prior appointments. Please respect the business.