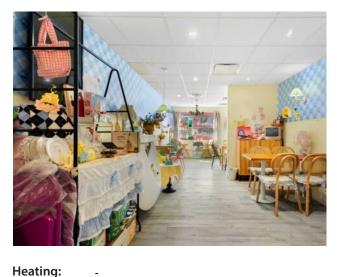


## 587-777-7276

yuri@grassrootsrealtygroup.ca

## 536 16 Avenue NW Calgary, Alberta

MLS # A2206149



\$89,990

Division: Mount Pleasant

Type: Retail

Bus. Type: 
Sale/Lease: For Lease

Bldg. Name: 
Bus. Name: 
Size: 720 sq.ft.

Zoning: C-COR1

Addl. Cost: 
Based on Year: 
Utilities: -

 Floors:
 Based on Year:

 Roof:
 Utilities:

 Exterior:
 Parking:

 Water:
 Lot Size:

 Sewer:
 Lot Feat:

Inclusions: inventory

Hey Entrepreneurs! Dreaming of owning your own coffee shop? Here's your chance to step into a thriving, Instagram-worthy café right across from SAIT, one of the busiest educational institutions in the city! Prime Location, Consistent Cash Flow, Low Rent, Stylish Interior – Perfect for Instagram, Regular Events that Keep Customers Coming Back. This is more than just a coffee shop—it's a community hub with an established vibe and loyal clientele. Whether you're a passionate barista or an ambitious entrepreneur, this turnkey operation is ready for your energy and vision. Inquire today and make your café dream a reality!