

**204 7A Street NE
Calgary, Alberta**

MLS # A2226838



\$110,000

Division: Bridgeland/Riverside

Type: Business

Bus. Type: Restaurant

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: Bridge 15 Cafe

Size: 924 sq.ft.

Zoning: MU-2 f3.0h16

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Our coffee shop inventory includes two display fridges, a freezer, a de-stoner, a commercial coffee roaster, a cappuccino machine, two coffee makers, two bean grinders, blenders, a stove, a microwave, a commercial dishwasher, POS machines, display units, flatware and cutlery, working tables, five indoor patron tables with twenty chairs, and three outdoor patio tables with accompanying furniture. List upon request

COFFEE SHOP FOR SALE! Welcome to Bridge 15 Cafe, 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. Bridge 15 Cafe 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 details!