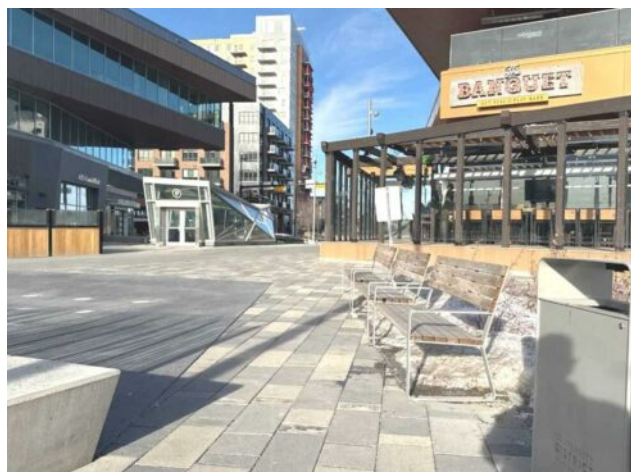


**3941 University Avenue NW  
Calgary, Alberta****MLS # A2239137****\$149,900****Division:** University Heights**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,600 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** See Schedule A

This is the greatest opportunity to own a Fresh Bubble Tea in the most sought-after location, nestled in the heart of the newer phase of the Calgary University Heights district. It is a turn-key business. Many residential buildings are close to completion. A lot of foot traffic in this area, plus street parking & the convenience of underground parking. Reasonable rent.