

755 5 Avenue SW
Calgary, Alberta

MLS # A2243502



\$450,000

Division: Downtown Commercial Core

Type: Retail

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: Ukrainian Coffee House

Size: 1,396 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Nestled in the heart of Calgary's busy downtown commercial core, this charming European-style caf   is a hidden gem awaiting the right owner or investor. Ukrainian Coffee House has built a loyal clientele with its authentic vibe, handcrafted beverages, and uniquely curated Eastern European menu — all without the need for an on-site kitchen. With strong profit margins and low overhead, this business is ideal for an investor seeking passive income (existing staff in place) or an owner-operator ready to take over a proven concept. Operations are streamlined: food is freshly prepared off-site in a rented commercial kitchen and delivered daily — allowing the caf   to focus on quality service, presentation, and ambiance. Continue this well-loved concept and benefit from an established brand and consistent cash flow. Note: The caf   must be operated under the current concept and name or similar concept. Do not approach staff. NDA required for viewings and further details.