

**MLS # A2270333****Calgary, Alberta****\$150,000****Division:** Calgary**Type:** Business**Bus. Type:** Bakery,Candy/Cookie,Food & Beverage**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,100 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Turn-Key Caf&eacute; in Trendy Bridgeland – Historic Home Conversion! Rare opportunity to take over a beautifully designed 1,100 sq. ft. caf&eacute; set in a historic character home converted to a restaurant in the heart of Bridgeland. Recently upgraded with over \$1M in tenant improvements, this unique space features a small commercial kitchen (no walk-in), seating for 25 inside + 8 on the patio, and comes fully furnished. The property offers rare on-site parking, great visibility, and a warm boutique atmosphere ideal for a new concept or start-up with a solid plan. Rent: \$4,066/month (including operating costs). Lease assignment available. Bring your vision to this one-of-a-kind Bridgeland gem.