

**215 6 Avenue SE  
Calgary, Alberta**

**MLS # A2274254**



**\$100,000**

**Division:** Downtown Commercial Core

**Type:** Business

**Bus. Type:** Food & Beverage

**Sale/Lease:** For Lease

**Bldg. Name:** Rocky Mountain Plaza

**Bus. Name:** Queen Caramelly Ice Cream Ltd.

**Size:** 902 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Equipment List

Coffee ,Ice Cream, Sandwiches, Lease amount \$1740 per month includes common area Condo Fee's, 56 months left on Lease. located on busy 6 th. Ave downtown corridor. Strategically located between Chinatown and the high density East Village. At the base of a 300 unit residential building Close to Public Library, Redeveloping Olympic Plaza, Bow Valley College. Good visibility and pedestrian traffic. {Asset and Equipment Sale} Business opened 3 months ago and is profitable. Great opportunity to grow the business. The owner is selling shortly after opening due to family circumstances, Free parking for six months in the underground heated parking. Seller may train the new owner.