

**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: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: Asphalt

Exterior: -

Water: -

Sewer: -

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.