

536 16 Avenue NW  
Calgary, Alberta

MLS # A2206149



**\$84,990**

**Division:** Mount Pleasant

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 720 sq.ft.

**Zoning:** C-COR1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** inventory

Hey Entrepreneurs! Dreaming of owning your own coffee shop? Here's your chance to step into a thriving, Instagram-worthy cafe; right across from SAIT, one of the busiest educational institutions in the city! Prime Location, Consistent Cash Flow, Low Rent, Stylish Interior & Perfect for Instagram, Regular Events that Keep Customers Coming Back. This is more than just a coffee shop—it's a community hub with an established vibe and loyal clientele. Whether you're a passionate barista or an ambitious entrepreneur, this turnkey operation is ready for your energy and vision. Inquire today and make your cafe; dream a reality!