



204 7A Street Calgary Alberta

\$110,000

COFFEE SHOP FOR SALE! Welcome to Bridge 15 Cafe, located in the vibrant heart of Bridgeland, one of Calgary's most dynamic neighbourhoods. This exceptional turn-key opportunity allows you to step right into a thriving, beautifully appointed cafe just steps away from the bustling First Avenue—a popular destination known for its eclectic blend of shopping, dining, and entertainment. Bridge 15 Cafe boasts a strong local following, loved by both residents and visitors. The cafe's inviting interior features ample natural light, creating a warm and welcoming atmosphere perfect for patrons to relax and enjoy their coffee or meals. Additionally, a custom outdoor seating area/patio enhances customer experience, making it an attractive spot year-round. The well-equipped cafe kitchen includes a premium espresso machine, generous refrigeration units, and extensive prep areas, ideal for efficiently handling daily operations and a diverse menu of beverages, baked goods, sandwiches, and snacks. The lease terms are favorable, at an attractive rate of approximately \$3,840 per month, which includes additional full basement storage and two dedicated parking spaces. The lease is set with a five-year term, offering another five-year renewal option, providing stability and confidence for future growth. Convenient street parking directly in front and additional parking in the back make customer visits hassle-free, complemented by consistent pedestrian and drive-by traffic ensuring excellent visibility and continuous patronage. Don't miss out on this exceptional opportunity to own a flourishing cafe in a prime location. Call today for more details! (id:6769)

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