



709 Edmonton Trail Calgary Alberta

\$24,000

COFFEE SHOP / RESTAURANT Space , assets sale Lease take over, 40,000 worth of builds outs 2 Bathrooms - PRIME CRESCENT HEIGHTS LOCATION! This is a rare opportunity to build a thriving cafe/restaurant/bar in the heart of Crescent Heights, one of Calgary's most vibrant and walkable communities. Ideally situated on busy Edmonton Trail, the location benefits from high visibility, steady foot traffic, and close proximity to a diverse mix of retail, dining, and entertainment. The beautifully designed space features soaring 11-foot ceilings, large windows with ample natural light, and a welcoming interior atmosphere perfect for patrons to relax and enjoy. It comes fully equipped with glycol-cooled beer lines connected to a walk-in cooler—ideal for a bar or brewpub concept. The lease is attractively priced at approximately \$ 2,951.03 month (\$ 33 a square) total with operation costs \$ 5,860. and full basement storage, two dedicated parking stalls, and additional parking in the rear, along with a private backyard entrance. The current five-year lease term includes a five-year renewal option, offering long-term stability and room for growth. Whether you're an experienced operator or a new entrepreneur, this turnkey location in one of Calgary's most desirable neighborhoods is ready for your vision. Contact us today for full details and a private showing! (id:6769)

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca