

# \$997,500 - 123 Commercial Street Court, Calgary

MLS® #A2195708

**\$997,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

University District, Calgary, Alberta

A rare business opportunity is waiting for you. This is an excellent business opportunity to operate the fantastic franchise Coffee house in a busy location year around. This is one of the busiest Franchise Coffee Houses located in an iconic location in Calgary. The business presents with a high volume sales , easy to operate business model and absolutely best location you can imagine. New lease with a reasonable rent fee (very competitive rate) is in placed. This sale includes Two locations and their sizes are as followings: One is 668.33 square feet and the other location is : 430 square feet, both locations are busy with customers all year around. One of them is a Kiosk type and the other location has a large seating area (all seating areas are maintained by the Landlord). The Coffee house is a well known franchise and presents with excellent sales figures. Please do not approach to the staff or to an owner without prior appointments. Please respect the business.

## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2195708   |
| Price     | \$997,500  |
| Bathrooms | 0.00       |
| Acres     | 0.00       |
| Type      | Commercial |
| Sub-Type  | Retail     |
| Status    | Active     |



**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 123 Commercial Street Court |
| Subdivision | University District         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2N 1N4                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 57                  |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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