

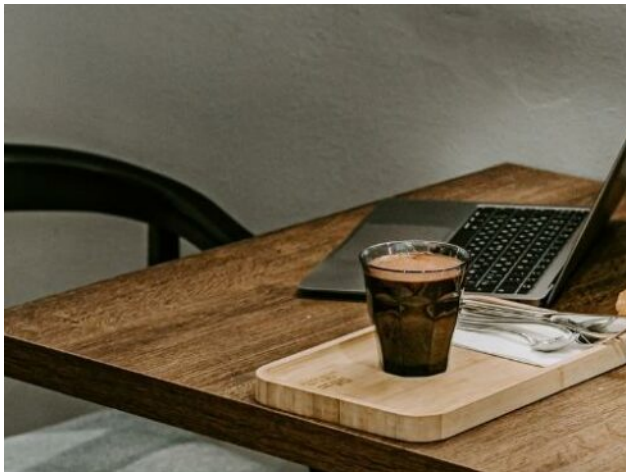


GRASSROOTS
REALTY GROUP

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66 Any Terrace NW
Calgary, Alberta

MLS # A2233384



\$149,999

Division: Arbour Lake

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,208 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Fridge, freezer, espresso machine, induction cooker, display fridge

Great Location: The cafe is located in a high-traffic area with plenty of footfall. Take advantage of the established customer base and build on the success that's already in place. **Turnkey Operation:** Step right in and start generating revenue with this fully equipped business setup. No need for expensive, time-consuming installation or setup. Everything is ready to go! **Well-Maintained Equipment:** All equipment has been meticulously cared for and is in excellent working condition, saving you the hassle and cost of repairs or replacements. **Lease Takeover:** Take over an existing lease with low rent and 6 years left within the term, skip the hassle of negotiating a new lease. **Flexibility and convenience at your fingertips!** **Instant Operational Advantage:** Avoid the upfront costs of purchasing new equipment. Start immediately and operate with the tools already in place for success. **Scalable Opportunity:** Easily expand your operations with the equipment included. This setup is ideal for someone looking to grow their business quickly or add to an existing operation. **Perfect for Quick Start:** Whether you're a first-time entrepreneur or an established business looking to scale, this is a rare opportunity to jump in without starting from scratch. **Cost Savings:** Save thousands on equipment and set-up costs! All the heavy lifting has been done for you. Opportunity to change to Vietnamese restaurant, Chinese cuisine, Indian food, Japanese food, Korean food or African food.