



GRASSROOTS
REALTY GROUP

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**123 Montgomery
Calgary, Alberta**

MLS # A2234228



\$249,000

Division: Montgomery

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,000 sq.ft.

Zoning: C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Inventory list to be included

Step into ownership of this thriving and stylish caf  ; located on a busy main street in one of the city's most desirable and trendy neighborhoods. Known for its inviting vibe and loyal customer base, this well-established coffee shop has built a solid reputation for quality, consistency, and community charm. Offering a diverse menu of expertly crafted coffees, specialty teas, fresh baked goods, and gourmet sandwiches, this caf  ; caters to both dine-in and takeout customers. The spacious interior features over 40 seats in a modern and open-concept layout with a stylish decor ample natural lights. Whether you're a passionate barista, an investor, or a hospitality entrepreneur, this turn-key operation offers a rare opportunity to own a popular, high-visibility caf  ; in a sought-after location.