



GRASSROOTS
REALTY GROUP

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**709 Edmonton Trail NE
Calgary, Alberta**

MLS # A2240192



\$24,000

Division:	Crescent Heights
Type:	Business
Bus. Type:	Bar/Tavern/Lounge, Fast Food, Ice Cream/Frozen Yogurt, Pizza, Restaurant
Sale/Lease:	For Sale
Bldg. Name:	Restaurant
Bus. Name:	Coffee Shop
Size:	1,026 sq.ft.
Zoning:	DC (pre 1P2007)

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Foam	Utilities:	-
Exterior:	Post & Beam, Stucco, Wood Frame	Parking:	-
Water:	-	Lot Size:	0.07 Acre
Sewer:	-	Lot Feat:	Back Lane, City Lot, Level
Inclusions:	2 Fridges, walk in cooler, glycol cooled lines, 4 draft taps, dishwasher, alarm system, 3 tables, 10 chairs, 3 flat screen TV's, automatic window coverings, shelving,		

COFFEE SHOP / RESTAURANT Space, assets sale Lease take over, 40,000 worth of builds out 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!