



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**123 Downtown Lane**  
**Calgary, Alberta**

**MLS # A2243249**



**\$150,000**

**Division:** Downtown Commercial Core

**Type:** Business

**Bus. Type:** Deli/Catering, Fast Food, Food & Beverage

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,194 sq.ft.

**Zoning:** .

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** .

Definitely a turn-key business! A successful and well-established Cafe; at the down town core, overall surrounded by government buildings and big or small corporations, and blessed by constant walk-by traffic. Major equipment includes new hot water tank, new ice maker, new bean grinder, new deep-fryer, new fry pans, new refrigerator, new freezer, and new table and chairs. Don't miss this perfect opportunity at a perfect location. Viewing by appointment only. Please do not approach staff.