

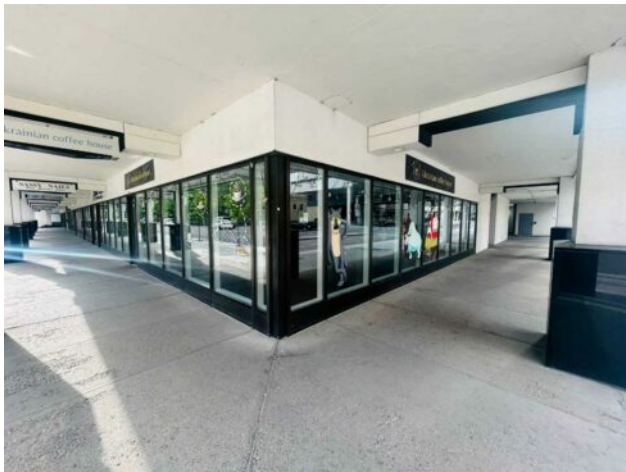


GRASSROOTS
REALTY GROUP

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755 5 Avenue SW
Calgary, Alberta

MLS # A2243502



\$450,000

Division: Downtown Commercial Core

Type: Retail

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: Ukrainian Coffee House

Size: 1,396 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Profitable Ukrainian Coffee House Business for Sale. Located in a high-visibility, high-traffic area of Calgary, this 1,396 SF licensed cafe; features seating for 50 and a cozy, culturally inspired ambiance. All food is prepared off-site in a rented commercial kitchen, and streamlined. The profitable business is well-established with strong community support and consistent sales. This opportunity is perfect for a hands-on owner-operator, couple, or small team passionate about hospitality, coffee culture, or Eastern European cuisine. Also ideal for entrepreneurs looking to expand their existing brand or portfolio into a turnkey, profitable space. Do not approach staff. NDA required for viewings and further details.