



**GRASSROOTS**  
REALTY GROUP

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755 5 Avenue SW  
Calgary, Alberta

MLS # A2243502



**\$330,000**

**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

Nestled in the heart of Calgary's busy downtown commercial core, this charming European-style caf   is a hidden gem awaiting the right owner or investor. Ukrainian Coffee House has built a loyal clientele with its authentic vibe, handcrafted beverages, and uniquely curated Eastern European menu &mdash; all without the need for an on-site kitchen. With strong profit margins and low overhead, this business is ideal for an investor seeking passive income (existing staff in place) or an owner-operator ready to take over a proven concept. Operations are streamlined: food is freshly prepared off-site in a rented commercial kitchen and delivered daily &mdash; allowing the caf   to focus on quality service, presentation, and ambiance.