



GRASSROOTS
REALTY GROUP

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MLS # A2268524

Calgary, Alberta

\$350,000



Division:	Calgary
Type:	Retail
Bus. Type:	Deli/Catering, Food & Beverage , Health Food
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	21,528 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Equipment List		

An exceptional opportunity to own a well-established Second Cup Coffee in one of Calgary's most dynamic inner-city districts. This contemporary caf   features a stylish, modern fit-out and is perfectly positioned in the heart of Calgary's iconic entertainment area  a lively hub where culture, community, and connection come together. The location offers outstanding visibility and steady foot traffic throughout the day. The surrounding neighborhood continues to grow rapidly,, with new residential and commercial developments continually expanding the customer base. As Canada's largest specialty coffee retailer, Second Cup offers powerful brand recognition, a proven business model, and comprehensive franchise support. The caf   operates smoothly with a skilled, experienced team already in place  ideal for both hands-on operators and investors seeking a low-maintenance business. Don't miss this rare chance to acquire a profitable, turnkey caf   in a high-traffic area with strong long-term growth potential.