



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2270333**

**Calgary, Alberta**



**\$150,000**

Division:	Calgary
Type:	Business
Bus. Type:	Bakery,Candy/Cookie,Food & Beverage
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,100 sq.ft.
Zoning:	-
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Turn-Key Caf   in Trendy Bridgeland &ndash; Historic Home Conversion! Rare opportunity to take over a beautifully designed 1,100 sq. ft. caf   set in a historic character home converted to a restaurant in the heart of Bridgeland. Recently upgraded with over \$1M in tenant improvements, this unique space features a small commercial kitchen (no walk-in), seating for 25 inside + 8 on the patio, and comes fully furnished. The property offers rare on-site parking, great visibility, and a warm boutique atmosphere ideal for a new concept or start-up with a solid plan. Rent: \$4,066/month (including operating costs). Lease assignment available. Bring your vision to this one-of-a-kind Bridgeland gem.