

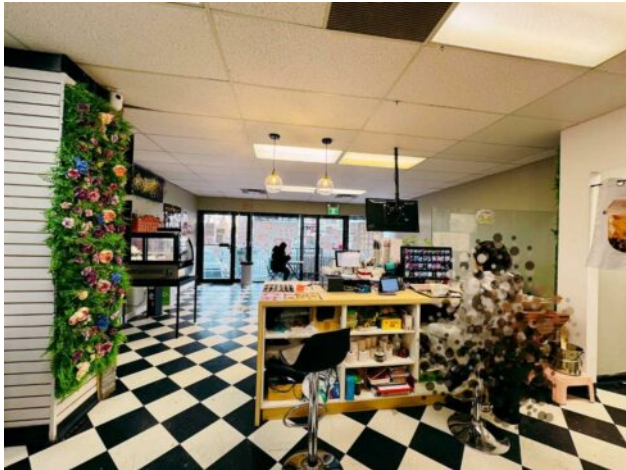


GRASSROOTS
REALTY GROUP

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222 16 Avenue NE
Calgary, Alberta

MLS # A2272737



\$99,900

Division: Tuxedo Park

Type: Business

Bus. Type: Fast Food, Food & Beverage

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,049 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This 1,049 sq.ft. bubble tea shop offers excellent visibility in a high-traffic corridor, attracting a steady stream of walk-in customers. With a monthly rent of \$3,081 plus GST and a secure lease in place until June 2035, it provides stability and long-term potential for the right owner. The space is ideally suited for beverage or light food concepts, offering the perfect opportunity to continue the existing bubble tea brand or introduce an exciting new concept to the area.