



**1234 Any Avenue NW**  
**Calgary, Alberta**

**MLS # A2287479**



**\$109,900**

**Division:** University of Calgary

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,600 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See schedule A

Thriving Franchised Fresh Tea Business &ndash; Prime Location! Excellent opportunity to own a well-established and popular franchised fresh tea business in a highly desirable location. This turn-key operation is perfectly positioned in a vibrant, high-density area surrounded by newly built condominium buildings, a bustling business park, playground, major grocery supermarket, and popular restaurants and pubs &ndash; creating consistent foot traffic and strong walk-in customer flow throughout the day.? Superb exposure? Strong pedestrian traffic? Heated underground parkade with ample free parking? Additional convenient street parking? Established brand recognition? Attractive to both residents and visitors. The combination of residential density, nearby amenities, and neighbouring retail businesses makes this location extremely appealing and sustainable for long-term growth. A fantastic opportunity for owner-operators or investors looking to step into a proven success concept.