



GRASSROOTS
REALTY GROUP

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614 1 Avenue NE
Calgary, Alberta

MLS # A2288721



\$150,000

Division:	Bridgeland/Riverside
Type:	Retail
Bus. Type:	Arts and Entertainment, Bakery, Bar/Tavern/Lounge, Candy/Cookie, Deli/Caterin
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,100 sq.ft.
Zoning:	-

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

ASSET SALE Café in Trendy Bridgeland ‐ Historic Home Conversion! Rare opportunity to take over a beautifully designed 1,100 sq. ft. café 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.