



GRASSROOTS
REALTY GROUP

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150, 2414 16 Avenue NW
Calgary, Alberta

MLS # A2125708



\$95,000

Division:	Banff Trail
Type:	Business
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,200 sq.ft.
Zoning:	-

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

Are you passionate about promoting a healthy lifestyle and providing a refreshing experience for customers? An exciting opportunity awaits you with the sale of our well-established Fresh Fruits & Tea shop. This thriving business has been a local favorite, offering a delightful blend of fresh, high-quality fruits and a diverse range of premium teas. Located in a bustling area with high foot traffic, the shop enjoys excellent visibility and accessibility. Menu caters to health-conscious individuals and tea enthusiasts alike. From vibrant fruit bowls and fresh fruit juices to an extensive selection of carefully curated teas, customers can indulge in a variety of flavors that cater to different preferences. 2200 SqFt shop boasts a modern and inviting interior design, creating a welcoming atmosphere for customers to relax and enjoy their beverages. The aesthetic appeal has been a key factor in attracting a diverse clientele. Financial details, including revenue, expenses, and profit margins, will be provided to serious inquiries upon first showing and NDA signed. 2.5 years lease left and another 5 years renew options. \$7,000 rent per month including all operating cost. Visitor parking at rear and street parking on the side of the building. The sale includes a comprehensive handover period, during which the new owner will receive training and support to seamlessly take over operations.