



**123 any Terrace  
Calgary, Alberta**

**MLS # A2194146**



**\$199,999**

**Division:** Arbour Lake

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,208 sq.ft.

**Zoning:** C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** ask lister

**Great Location:** The cafe is located in a high-traffic area with plenty of footfall. Take advantage of the established customer base and build on the success that's already in place. **Turnkey Operation:** Step right in and start generating revenue with this fully equipped business setup. No need for expensive, time-consuming installation or setup. Everything is ready to go! **Well-Maintained Equipment:** All equipment has been meticulously cared for and is in excellent working condition, saving you the hassle and cost of repairs or replacements. **Lease Takeover:** Take over an existing lease with low rent and 6 years left within the term, skip the hassle of negotiating a new lease. Flexibility and convenience at your fingertips! **Instant Operational Advantage:** Avoid the upfront costs of purchasing new equipment. Start immediately and operate with the tools already in place for success. **Scalable Opportunity:** Easily expand your operations with the equipment included. This setup is ideal for someone looking to grow their business quickly or add to an existing operation. **Perfect for Quick Start:** Whether you're a first-time entrepreneur or an established business looking to scale, this is a rare opportunity to jump in without starting from scratch. **Cost Savings:** Save thousands on equipment and set-up costs! All the heavy lifting has been done for you. Asking for \$199,999.