



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

536 16 Avenue NW  
Calgary, Alberta

MLS # A2206149



**\$84,990**

Division: Mount Pleasant

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 720 sq.ft.

Zoning: C-COR1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: inventory

Hey Entrepreneurs! Dreaming of owning your own coffee shop? Here's your chance to step into a thriving, Instagram-worthy cafe; right across from SAIT, one of the busiest educational institutions in the city! Prime Location, Consistent Cash Flow, Low Rent, Stylish Interior & Perfect for Instagram, Regular Events that Keep Customers Coming Back. This is more than just a coffee shop—it's a community hub with an established vibe and loyal clientele. Whether you're a passionate barista or an ambitious entrepreneur, this turnkey operation is ready for your energy and vision. Inquire today and make your cafe; dream a reality!