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## 123 COMMERCIAL STREET COURT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 29471

MLS ID: A2195708

\$997,500



A MONICA JIN

**(403) 818-4989** 

**403-282-7770** 

r<u>P</u>ri

123 Commercial Street Court , Calgary , Alberta T2N 1N4

**Transaction Type** 

For Lease

**Lease Frequency** 

Monthly

**Property Type** 

Commercial

Building Area (Sq. M.)

102.01

Reports None **Days On Market** 

272

Subdivision

University District

**Property Sub Type** 

Retail

Inclusions

The Seller will provide the chattel &

equipment list.

**Lease Amount** 

11833.16

Structure Type

Retail

**Building Area (Sq. Ft.)** 

1098.00

Restrictions

Landlord Approval

A rare business opportunity is waiting for you. This is an excellent business opportunity to operate the fantastic franchise Coffee house in a busy location year around. This is one of the busiest Franchise Coffee Houses located in an iconic location in Calgary. The business presents with a high volume sales, easy to operate business model and absolutely best location you can imagine. New lease with a reasonable rent fee (very competitive rate) is in placed. This sale includes Two locations and their sizes are as followings: One is 668.33 square feet and the other location is: 430 square feet, both locations are busy with customers all year around. One of them is a Kiosk type and the other location has a large seating area (all seating areas are maintained by the Landlord). The Coffee house is a well known franchise and presents with excellent sales figures. Please do not approach to the staff or to an owner without prior appointments. Please respect the business.

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