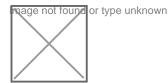


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

123 COMMERCIAL STREET COURT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, 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**

193

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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