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## 536 16 AVENUE NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
29979

**MLS ID:**  
A2206149

**\$89,990**



 **PARKER XIONG**  
 (403) 402-7123

 Homecare Realty Ltd.  
 587-432-1588

 536 16 Avenue NW, Calgary , Alberta T2M 0J4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 99	<b>Lease Amount</b> 2300.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> C-COR1	<b>Subdivision</b> Mount Pleasant
<b>Year Built</b> 1963	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 29340	<b>Building Area (Sq. Ft.)</b> 720.00
<b>Building Area (Sq. M.)</b> 66.89	<b>Inclusions</b> inventory	<b>Restrictions</b> None Known
<b>Reports</b> None		

Hey Entrepreneurs! Dreaming of owning your own coffee shop? Here's your chance to step into a thriving, Instagram-worthy café 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 café dream a reality!

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