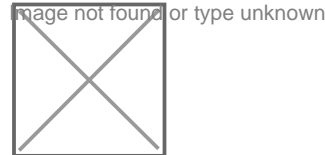


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## DELI/CATERING, FOOD & BEVERAGE , HEALTH FOOD, RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

**Listing ID:**

30390



**MLS ID:**


A2216648

**\$350,000**



 **CALVIN KAWA**  
 (403) 512-9988

 Century 21 Bravo Realty  
 403-250-2882

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 349	<b>Lease Amount</b> 4916.58
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 2019	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1439.00
<b>Building Area (Sq. M.)</b> 133.69	<b>Inclusions</b> Seller to provide equipment list.	<b>Restrictions</b> None Known
<b>Reports</b> None		

This is a rare opportunity to own a brand new Good Earth Coffeehouse, a well-established, franchised café in a vibrant inner-city location. Open for less than two years, the café features a modern, near-new fit-out and is already turning a profit. With steadily increasing sales and a growing local community, the business is well-positioned for continued growth and long-term success. Situated near parks and public transit, the café benefits from strong visibility and consistent foot traffic throughout the day. The area is rapidly developing, bringing in more residents and potential customers each month. The café is part of a reputable franchise brand, offering a strong support system and built-in customer recognition. Operations are smooth and efficient, with a fully trained team in place that requires little involvement from the current owner. This makes it a perfect fit for both hands-on operators and those looking for a more passive investment. The only reason for sale is the owner's need to relocate, making this an exceptional opportunity to purchase a near-new franchise café at a fraction of the cost of setting up from scratch. This is your chance to take over a thriving, low-maintenance business in a prime location with significant growth potential.

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