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123 MONTGOMERY FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta

Listing ID:
31088

MLS ID:
A2234228

\$249,000



 **WASIM ELAFECH**
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 123 Montgomery , Calgary , Alberta T3B 0B3

Transaction Type For Sale	Days On Market 1	Zoning C
Subdivision Montgomery	Building Type Strip Mall	Year Built 1980
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Legal Plan B	Building Area (Sq. Ft.) 2000.00	Building Area (Sq. M.) 185.80
Inclusions Inventory list to be included	Restrictions Landlord Approval	Reports Audited Financial Statements, Chattel/Equipment, Leases

Step into ownership of this thriving and stylish café located on a busy main street in one of the city's most desirable and trendy neighborhoods. Known for its inviting vibe and loyal customer base, this well-established coffee shop has built a solid reputation for quality, consistency, and community charm. Offering a diverse menu of expertly crafted coffees, specialty teas, fresh baked goods, and gourmet sandwiches, this café caters to both dine-in and takeout customers. The spacious interior features over 40 seats in a modern and open-concept layout with a stylish decor ample natural lights. Whether you're a passionate barista, an investor, or a hospitality entrepreneur, this turn-key operation offers a rare opportunity to own a popular, high-visibility café in a sought-after location.

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