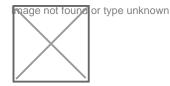


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123 MONTGOMERY FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

31088

MLS ID: A2234228

\$249,000



- **△** WASIM ELAFECH
- (403) 870-0355
- □ Century 21 Bravo Realty
- **403-250-2882**
- 123 Montgomery , Calgary , Alberta T3B 0B3

Transaction Type

For Sale

Days On Market

Zoning С

1980

Subdivision Montgomery **Building Type** Strip Mall

Year Built

Structure Type

Retail

Property Type Commercial

Property Sub Type

Business

Legal Plan

Building Area (Sq. Ft.)

Building Area (Sq. M.)

2000.00

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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