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123 MONTGOMERY FOR LEASE

Commercial Real Estate > Commercial Property for Lease





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 Lease	Days On Market 177	Lease Amount 26.00
Lease Frequency Monthly	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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