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## 3941 UNIVERSITY AVENUE NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Calgary, Alberta



**Listing ID:**  
31313


**MLS ID:**  
A2239137

**\$149,900**



 **JIM HUYNH**  
 (403) 291-4440

 CIR Realty  
 403-291-4440

 3941 University Avenue NW, Calgary , Alberta T2L 2K7

|                                      |   |   |
|--------------------------------------|---|---|
| <b>Transaction Type</b><br>For Lease | <b>Days On Market</b><br>62               | <b>Lease Amount</b><br>6600.00          |
| <b>Lease Frequency</b><br>Monthly    | <b>Subdivision</b><br>University Heights  | <b>Building Type</b><br>Commercial Mix  |
| <b>Year Built</b><br>2020            | <b>Structure Type</b><br>Mixed Use        | <b>Property Type</b><br>Commercial      |
| <b>Property Sub Type</b><br>Retail   | <b>Building Area (Sq. Ft.)</b><br>1600.00 | <b>Building Area (Sq. M.)</b><br>148.64 |
| <b>Inclusions</b><br>See Schedule A  | <b>Restrictions</b><br>Landlord Approval  | <b>Reports</b><br>Leases                |

This is the greatest opportunity to own a Fresh Bubble Tea in the most sought-after location, nestled in the heart of the newer phase of the Calgary University Heights district. It is a turn-key business. Many residential buildings are close to completion. A lot of foot traffic in this area, plus street parking & the convenience of underground parking. Reasonable rent.

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