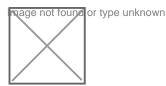


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3941 UNIVERSITY AVENUE NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

31313 A2239137

\$149,900



△ JIM HUYNH

**2** (403) 291-4440

□ CIR Realty

**403-291-4440** 

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MLS ID:

3941 University Avenue NW, Calgary, Alberta T2L 2K7

**Transaction Type** 

For Lease

**Days On Market** 

Lease Amount

6600.00

Lease Frequency

Monthly

Subdivision

University Heights

**Building Type**Commercial Mix

Year Built

Structure Type Mixed Use Property Type Commercial

**Property Sub Type** 

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Retail

2020

1600.00

148.64

**Inclusions**See Schedule A

**Restrictions**Landlord Approval

Reports 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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