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## FAST FOOD, FOOD & BEVERAGE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
33029

**MLS ID:**  
A2272737

**\$99,900**



 **PHIL YAN**  
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 403-460-3888

 222 16 Avenue NE, Calgary , Alberta T2E 1J5

| <b>Transaction Type</b>  | <b>Days On Market</b>          | <b>Lease Amount</b>           |
|--------------------------|--------------------------------|-------------------------------|
| For Lease                | 65                             | 3081.00                       |
| <b>Lease Frequency</b>   | <b>Subdivision</b>             | <b>Building Type</b>          |
| Monthly                  | Tuxedo Park                    | Commercial Mix                |
| <b>Year Built</b>        | <b>Structure Type</b>          | <b>Property Type</b>          |
| 1977                     | Retail                         | Commercial                    |
| <b>Property Sub Type</b> | <b>Building Area (Sq. Ft.)</b> | <b>Building Area (Sq. M.)</b> |
| Business                 | 1049.00                        | 97.45                         |
| <b>Inclusions</b>        | <b>Restrictions</b>            | <b>Reports</b>                |
| N/A                      | Call Lister                    | None                          |

This 1,049 sq.ft. bubble tea shop offers excellent visibility in a high-traffic corridor, attracting a steady stream of walk-in customers. With a monthly rent of \$3,081 plus GST and a secure lease in place until June 2035, it provides stability and long-term potential for the right owner. The space is ideally suited for beverage or light food concepts, offering the perfect opportunity to continue the existing bubble tea brand or introduce an exciting new concept to the area.

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