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## 1817, 1632 14 AVENUE NW AVENUE NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
33228


**MLS ID:**  
A2274538

**\$99,000**



 **CHINTAN PATEL**  
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 587-897-4141

 1817, 1632 14 Avenue NW Avenue NW, Calgary , Alberta T2N1M7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 65	<b>Lease Amount</b> 5000.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Hillhurst	<b>Building Type</b> Major Shopping
<b>Year Built</b> 2023	<b>Structure Type</b> None	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 356.00	<b>Building Area (Sq. M.)</b> 33.07
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Exceptional opportunity to acquire a bubble tea business located in the heart of North Hill Centre – one of NW Calgary's busiest indoor malls. Strategically located in the food court, just steps from the Lions Park C Train Station, SAIT, and the Jubilee Auditorium, this shop sees steady daily foot traffic from students, commuters, and shoppers alike. , this location performs especially well during winter months due to consistent indoor mall activity. This is an ideal opportunity for an owner-operator or investor looking to take over a fully built-out, fully equipped shop without the time and cost of starting from scratch. Everything you need — from equipment to fixtures to branding — is already in place, an existing, operating business with growth potential. Future owners also have the flexibility to continue the current bubble tea concept or rebrand and remodel (subject to landlord approval) for another food or franchise concept, fully leveraging this prime location near SAIT, the University of Calgary, and established residential communities. Great margins in a popular food court setting Huge Growth Potential – Ideal for a hands-on operator or family-run team Perfect for First-Time Buyers – No buildout require . This business is priced to sell — whether you're looking to grow your portfolio or launch your first venture, this is your shot. Act fast — locations like this don't last! Contact me for further details and to explore this exciting opportunity.

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