

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.

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**
 (403) 996-3630

 Coldwell Banker YAD Realty
 587-897-4141

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

Transaction Type For Lease	Days On Market 1	Lease Amount 5000.00
Lease Frequency Monthly	Subdivision Hillhurst	Building Type Major Shopping
Year Built 2023	Structure Type None	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 356.00	Building Area (Sq. M.) 33.07
Inclusions N/A	Restrictions None Known	Reports 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.