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FOOD & BEVERAGE FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Calgary, Alberta



Listing ID:
34937


MLS ID:
A2303375

\$849,000



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 63 Savanna Boulevard NE, Calgary , Alberta T3J 4H1

Turnkey triple net retail investment opportunity in the rapidly growing community of Savanna NE Calgary. Located at 63 Savanna Blvd NE, this retail condo is fully leased to Cafe Karak, an established café concept known for its specialty Karak chai, coffee beverages, and strong community presence. This asset is ideal for first-time commercial investors or buyers seeking stable, passive income with minimal management responsibilities. The property operates under a Triple Net (NNN) lease, meaning the tenant is responsible for property taxes, insurance, and operating costs, providing ownership with predictable income and reduced overhead. Strategically positioned within Savanna's commercial core, the property benefits from strong residential density, consistent neighborhood traffic, and continued population growth in one of Northeast Calgary's fastest expanding communities. This is a rare opportunity to acquire a well-positioned retail asset under \$1M with long-term upside in a high-growth market.

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