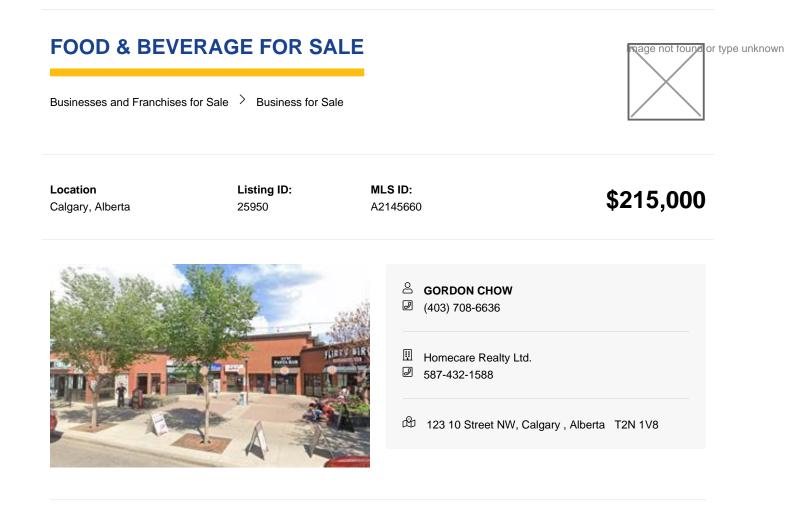


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Transaction Type	Days On Market	Business Type
For Sale	61	Food & Beverage
Zoning	Subdivision	Year Built
CN1	Sunnyside	1980
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
N/A	1050.00	97.55
Inclusions	Restrictions	Reports

All equipment

None Known

Reports Call Lister

Prime business opportunity in Calgary's bustling Kensington area. This established 1,050 sq. ft. bubble tea shop, with a rent of \$39/sq. ft. until March 31, 2025, enjoys high foot traffic and proximity to the C-train station. Key benefits: Fully equipped kitchen included Low operational costs (~\$6,700/month) No property taxes for the seller Partnered with Uber Eats, Skip the Dishes, DoorDash, and Fantuan for expanded delivery reach New buyer can convert the space to a restaurant, cafe, dessert house, or other food service (with landlord approval) Ideal for entrepreneurial families. For more details and viewings, contact the seller's agent. Please respect confidentiality and do not approach staff directly. Thank you!

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