

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.

## 123 ANY TERRACE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
29344


**MLS ID:**  
A2194146

**\$199,999**



 **QIAN ZHAO**  
 (403) 459-9666

 Homecare Realty Ltd.  
 587-432-1588

 123 Any Terrace , Calgary , Alberta T3A0E2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 97	<b>Lease Amount</b> 7000.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> C	<b>Subdivision</b> Arbour Lake
<b>Year Built</b> 2021	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> asset sale	<b>Building Area (Sq. Ft.)</b> 1208.00
<b>Building Area (Sq. M.)</b> 112.23	<b>Inclusions</b> ask lister	<b>Restrictions</b> Call Lister
<b>Reports</b> Call Lister		

Great Location: The café is located in a high-traffic area with plenty of footfall. Take advantage of the established customer base and build on the success that's already in place. Turnkey Operation: Step right in and start generating revenue with this fully equipped business setup. No need for expensive, time-consuming installation or setup. Everything is ready to go! Well-Maintained Equipment: All equipment has been meticulously cared for and is in excellent working condition, saving you the hassle and cost of repairs or replacements. Lease Takeover: Take over an existing lease with low rent and 6 years left within the term, skip the hassle of negotiating a new lease. Flexibility and convenience at your fingertips! Instant Operational Advantage: Avoid the upfront costs of purchasing new equipment. Start immediately and operate with the tools already in place for success. Scalable Opportunity: Easily expand your operations with the equipment included. This setup is ideal for someone looking to grow their business quickly or add to an existing operation. Perfect for Quick Start: Whether you're a first-time entrepreneur or an established business looking to scale, this is a rare opportunity to jump in without starting from scratch. Cost Savings: Save thousands on equipment and set-up costs! All the heavy lifting has been done for you. Asking for \$199,999.

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