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## 123 COMMERCIAL STREET COURT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
29471


**MLS ID:**  
A2195708

**\$997,500**



 **MONICA JIN**  
 (403) 818-4989

 MaxWell Capital Realty  
 403-282-7770

 123 Commercial Street Court , Calgary , Alberta T2N 1N4

**Transaction Type**

For Lease

**Days On Market**

151

**Lease Amount**

11833.16

**Lease Frequency**

Monthly

**Subdivision**

University District

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Building Area (Sq. Ft.)**

1098.00

**Building Area (Sq. M.)**

102.01

**Inclusions**

The Seller will provide the chattel &amp; equipment list.

**Restrictions**

Landlord Approval

**Reports**

None

A rare business opportunity is waiting for you. This is an excellent business opportunity to operate the fantastic franchise Coffee house in a busy location year around. This is one of the busiest Franchise Coffee Houses located in an iconic location in Calgary. The business presents with a high volume sales , easy to operate business model and absolutely best location you can imagine. New lease with a reasonable rent fee (very competitive rate) is in placed. This sale includes Two locations and their sizes are as followings: One is 668.33 square feet and the other location is : 430 square feet, both locations are busy with customers all year around. One of them is a Kiosk type and the other location has a large seating area (all seating areas are maintained by the Landlord). The Coffee house is a well known franchise and presents with excellent sales figures. Please do not approach to the staff or to an owner without prior appointments. Please respect the business.

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