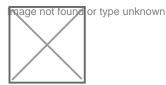


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 123 COMMERCIAL STREET COURT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 29471

MLS ID: A2195708

\$997,500



A MONICA JIN

**(403) 818-4989** 

**403-282-7770** 

r<u>P</u>ri

123 Commercial Street Court , Calgary , Alberta T2N 1N4

**Transaction Type** 

For Lease

Lease Frequency

Monthly

**Property Type** 

Commercial

Building Area (Sq. M.)

102.01

Reports None

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**Days On Market** 

151

Subdivision

University District

**Property Sub Type** 

Retail

Inclusions

The Seller will provide the chattel &

equipment list.

**Lease Amount** 

11833.16

Structure Type

Retail

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

1098.00

Restrictions

Landlord Approval

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.

**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.

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