

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.

## 536 16 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
29979

**MLS ID:**  
A2206149

**\$89,990**



 **PARKER XIONG**  
 (403) 402-7123

 Homecare Realty Ltd.  
 587-432-1588

 536 16 Avenue NW, Calgary , Alberta T2M 0J4

**Transaction Type**

For Sale

**Days On Market**

67

**Zoning**

C-COR1

**Subdivision**

Mount Pleasant

**Year Built**

1963

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

29340

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

720.00

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

66.89

**Inclusions**

inventory

**Restrictions**

None Known

**Reports**

None

Hey Entrepreneurs! Dreaming of owning your own coffee shop? Here's your chance to step into a thriving, Instagram-worthy café right across from SAIT, one of the busiest educational institutions in the city! Prime Location, Consistent Cash Flow, Low Rent, Stylish Interior – Perfect for Instagram, Regular Events that Keep Customers Coming Back. This is more than just a coffee shop—it's a community hub with an established vibe and loyal clientele. Whether you're a passionate barista or an ambitious entrepreneur, this turnkey operation is ready for your energy and vision. Inquire today and make your café dream a reality!

**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](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.