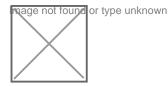


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MLS ID:

123 MONTGOMERY FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

31088 A2234228

\$249,000



- [△] WASIM ELAFECH
- **2** (403) 870-0355
- □ Century 21 Bravo Realty
- **403-250-2882**
- 123 Montgomery , Calgary , Alberta T3B 0B3

Transaction Type

For Sale

Days On Market

64

Zoning

С

Subdivision

Montgomery

Building Type Strip Mall Year Built 1980

Structure Type

Retail

Property Type Commercial **Property Sub Type**

Business

Legal Plan

Building Area (Sq. Ft.) 2000.00

Building Area (Sq. M.)

185.80

Inclusions

Inventory list to be included

Restrictions

Landlord Approval

Reports

Audited Financial

Statements, Chattel/Equipment, Leases

Step into ownership of this thriving and stylish café located on a busy main street in one of the city's most desirable and trendy neighborhoods. Known for its inviting vibe and loyal customer base, this well-established coffee shop has built a solid reputation for quality, consistency, and community charm. Offering a diverse menu of expertly crafted coffees, specialty teas, fresh baked goods, and gourmet sandwiches, this café caters to both dine-in and takeout customers. The spacious interior features over 40 seats in a modern and open-concept layout with a stylish decor ample natural lights. Whether you're a passionate barista, an investor, or a hospitality entrepreneur, this turn-key operation offers a rare opportunity to own a popular, high-visibility café in a sought-after location.

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