

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.

## 3941 UNIVERSITY AVENUE NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Calgary, Alberta



**Listing ID:**  
31313


**MLS ID:**  
A2239137

**\$149,900**



 **JIM HUYNH**  
 (403) 291-4440

 CIR Realty  
 403-291-4440

 3941 University Avenue NW, Calgary , Alberta T2L 2K7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 64	<b>Lease Amount</b> 6600.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> University Heights	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2020	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1600.00	<b>Building Area (Sq. M.)</b> 148.64
<b>Inclusions</b> See Schedule A	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Leases

This is the greatest opportunity to own a Fresh Bubble Tea in the most sought-after location, nestled in the heart of the newer phase of the Calgary University Heights district. It is a turn-key business. Many residential buildings are close to completion. A lot of foot traffic in this area, plus street parking & the convenience of underground parking. Reasonable rent.

**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.