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## RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
31501


**MLS ID:**  
A2243502

**\$330,000**



 **RAFIQ SHAIKH**  
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 403-930-4025

 755 5 Avenue SW, Calgary , Alberta T2P3T7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 33	<b>Lease Amount</b> 13.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Downtown Commercial Core	<b>Year Built</b> 1981
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1396.00	<b>Building Area (Sq. M.)</b> 129.69	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> None	

Nestled in the heart of Calgary's busy downtown commercial core, this charming European-style café is a hidden gem awaiting the right owner or investor. Ukrainian Coffee House has built a loyal clientele with its authentic vibe, handcrafted beverages, and uniquely curated Eastern European menu — all without the need for an on-site kitchen. With strong profit margins and low overhead, this business is ideal for an investor seeking passive income (existing staff in place) or an owner-operator ready to take over a proven concept. Operations are streamlined: food is freshly prepared off-site in a rented commercial kitchen and delivered daily — allowing the café to focus on quality service, presentation, and ambiance.

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