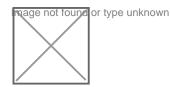


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RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID:

31501

MLS ID: A2243502

\$330,000



- A RAFIQ SHAIKH
- **(403)** 333-5999
- Keller Williams BOLD Realty
- **403-930-4025**
- 755 5 Avenue SW, Calgary , Alberta T2P3T7

Transaction Type

For Lease

Days On Market

33

Lease Amount

13.00

1981

Lease Frequency

Annually

Subdivision

Downtown Commercial Core

Year Built

Structure Type

Office

Property Type Commercial **Property Sub Type**

Retail

Building Area (Sq. Ft.)

1396.00

Building Area (Sq. M.)

129.69

Inclusions

N/A

Restrictions
Landlord Approval

Reports 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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