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1234 ANY AVENUE NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34084

MLS ID:
A2287479

\$109,900



 **JIM HUYNH**
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 1234 Any Avenue NW, Calgary , Alberta T2L 2K7

Transaction Type For Lease	Days On Market 68	Lease Amount 50.00
Lease Frequency Annually	Subdivision University of Calgary	Year Built 2020
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1600.00	Building Area (Sq. M.) 148.64	Inclusions See schedule A
Restrictions Landlord Approval	Reports None	

Thriving Franchised Fresh Tea Business – Prime Location! Excellent opportunity to own a well-established and popular franchised fresh tea business in a highly desirable location. This turn-key operation is perfectly positioned in a vibrant, high-density area surrounded by newly built condominium buildings, a bustling business park, playground, major grocery supermarket, and popular restaurants and pubs — creating consistent foot traffic and strong walk-in customer flow throughout the day.? Superb exposure? Strong pedestrian traffic? Heated underground parkade with ample free parking? Additional convenient street parking? Established brand recognition? Attractive to both residents and visitors. The combination of residential density, nearby amenities, and neighbouring retail businesses makes this location extremely appealing and sustainable for long-term growth. A fantastic opportunity for owner-operators or investors looking to step into a proven success concept.

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