

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.

## 856 CAMPUS PLACE NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
34835


**MLS ID:**  
A2300781

**\$799,000**



 **MONICA JIN**  
 (403) 818-4989

 MaxWell Capital Realty  
 403-282-7770

 856 Campus Place NW, Calgary , Alberta T2N 1N4

**Transaction Type**

For Lease

**Days On Market**

2

**Subdivision**

University District

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Building Area (Sq. Ft.)**

1098.00

**Building Area (Sq. M.)**

102.01

**Inclusions**

The Seller will provide the equipment &amp; chattel list.

**Restrictions**

Landlord Approval

**Reports**

None

---

A rare business opportunity is waiting for you. This is an excellent business opportunity to operate the fantastic franchise Coffee house in a busy location year around. This is one of the busiest Franchise Coffee Houses located in an iconic location in Calgary. The business presents with a high volume sales , easy to operate business model and absolutely best location you can imagine. New lease with a reasonable rent fee (very competitive rate) is in placed. This sale includes Two locations and their sizes are as followings: One is 668.33 square feet and the other location is 430 square feet, both locations are busy with customers all year around. One of them is a Kiosk type and the other location has a large seating area (all seating areas are maintained by the Landlord). The Coffee house is a well known franchise and presents with excellent sales figures. Please do not approach to the staff or to an owner without prior appointments. Please respect the business.

**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.