# \$74,990 - 536 16 Avenue Nw, Calgary

MLS® #A2206149

### \$74,990

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Mount Pleasant, Calgary, Alberta

Hey Entrepreneurs!

Dreaming of owning your own coffee shop?

Here's your chance to step into a thriving,
Instagram-worthy café right across from

SAIT, one of the busiest educational
institutions in the city!

Prime Location,
Consistent Cash Flow,
Low Rent,
Stylish Interior – Perfect for Instagram,
Regular Events that Keep Customers Coming
Back.

This is more than just a coffee shopâ€"it's a community hub with an established vibe and loyal clientele. Whether you're a passionate barista or an ambitious entrepreneur, this turnkey operation is ready for your energy and vision.

Inquire today and make your café dream a reality!

Built in 1963

#### **Essential Information**

MLS® # A2206149 Price \$74,990

Bathrooms 0.00 Acres 0.00 Year Built 1963







Type Commercial

Sub-Type Retail
Status Active

## **Community Information**

Address 536 16 Avenue Nw

Subdivision Mount Pleasant

City Calgary
County Calgary
Province Alberta
Postal Code T2M 0J4

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 219

Zoning C-COR1

### **Listing Details**

Listing Office Homecare Realty Ltd.

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