

# \$997,500 - 123 Commercial Street Court, Calgary

MLS® #A2195708

**\$997,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

University District, Calgary, Alberta

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.

## Essential Information

MLS® #	A2195708
Price	\$997,500
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Retail
Status	Active



## Community Information

Address 123 Commercial Street Court  
Subdivision University District  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2N 1N4

## Additional Information

Date Listed February 20th, 2025  
Days on Market 22

## Listing Details

Listing Office MaxWell Capital Realty

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