

\$24,000 - 709 Edmonton Trail Ne, Calgary

MLS® #A2240192

\$24,000

0 Bedroom, 0.00 Bathroom, 1,026 sqft
Business on 0.07 Acres

Crescent Heights, Calgary, Alberta

COFFEE SHOP / RESTAURANT Space , assets sale Lease take over, 40,000 worth of builds outs 2 Bathrooms – PRIME CRESCENT HEIGHTS LOCATION! This is a rare opportunity to build a thriving café/restaurant/bar in the heart of Crescent Heights, one of Calgary’s most vibrant and walkable communities. Ideally situated on busy Edmonton Trail, the location benefits from high visibility, steady foot traffic, and close proximity to a diverse mix of retail, dining, and entertainment. The beautifully designed space features soaring 11-foot ceilings, large windows with ample natural light, and a welcoming interior atmosphere perfect for patrons to relax and enjoy. It comes fully equipped with glycol-cooled beer lines connected to a walk-in cooler – ideal for a bar or brewpub concept. The lease is attractively priced at approximately \$ 2,951.03 month (\$ 33 a square) total with operation costs \$ 5,860. and full basement storage, two dedicated parking stalls, and additional parking in the rear, along with a private backyard entrance. The current five-year lease term includes a five-year renewal option, offering long-term stability and room for growth. Whether you’re an experienced operator or a new entrepreneur, this turnkey location in one of Calgary’s most desirable neighborhoods is ready for your vision. Contact us today for full details and a private showing! (id:6289)



Built in 1915

Essential Information

Listing #	A2240192
Price	\$24,000
Bathrooms	0.00
Square Footage	1,026
Acres	0.07
Year Built	1915
Type	Business

Community Information

Address	709 Edmonton Trail Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E3J5

Amenities

Features	Back lane, Lane, Level
Parking Spaces	3

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Tink
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