

# \$99,999 - 123 Any Trail, Calgary

MLS® #A2194141

**\$99,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Varsity, Calgary, Alberta

Asking for \$99,999. Step right in and start serving customers immediately. The café is located in the food court of a busy mall. Take advantage of the established customer base and build on the success that's already in place. This café is fully stocked with all the equipment you need—espresso machines, grinders, refrigeration, freezer and more—ready to brew your success. The location is prime and well-established, offering a great opportunity to grow. Save time and money on setting up. With everything in place, you can hit the ground running. Start serving your customers without waiting for new equipment or permits. Whether you're looking to start your own café or expand an existing business, this is a great chance to step into an established setup and capitalize on a proven location. If you've been dreaming of owning your own café, now's your chance to make it happen quickly and efficiently. This turnkey café is ready for a new owner to step in and start operating right away. The space is adaptable—its layout and equipment can easily be changed to fit various types of businesses, from a coffee shop to a smoothie bar, bakery, or even a street food restaurant. Your vision can become a reality without the hassle of finding a new location. Contact us today to schedule a tour and learn more!



Built in 2022

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2194141   |
| Price      | \$99,999   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2022       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 123 Any Trail |
| Subdivision | Varsity       |
| City        | Calgary       |
| County      | Calgary       |
| Province    | Alberta       |
| Postal Code | T3G4J8        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 69                  |
| Zoning         | C                   |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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