

# \$199,999 - 123 Any Terrace, Calgary

---

MLS® #A2194146

**\$199,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Arbour Lake, Calgary, Alberta

Great Location: The café is located in a high-traffic area with plenty of footfall. Take advantage of the established customer base and build on the success that's already in place. Turnkey Operation: Step right in and start generating revenue with this fully equipped business setup. No need for expensive, time-consuming installation or setup. Everything is ready to go! Well-Maintained Equipment: All equipment has been meticulously cared for and is in excellent working condition, saving you the hassle and cost of repairs or replacements. Lease Takeover: Take over an existing lease with low rent and 6 years left within the term, skip the hassle of negotiating a new lease. Flexibility and convenience at your fingertips! Instant Operational Advantage: Avoid the upfront costs of purchasing new equipment. Start immediately and operate with the tools already in place for success. Scalable Opportunity: Easily expand your operations with the equipment included. This setup is ideal for someone looking to grow their business quickly or add to an existing operation. Perfect for Quick Start: Whether you're a first-time entrepreneur or an established business looking to scale, this is a rare opportunity to jump in without starting from scratch. Cost Savings: Save thousands on equipment and set-up costs! All the heavy lifting has been done for you. Asking for \$199,999.



Built in 2021

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2194146   |
| Price      | \$199,999  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2021       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 123 Any Terrace |
| Subdivision | Arbour Lake     |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3A0E2          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 70                  |
| Zoning         | C                   |

## Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.