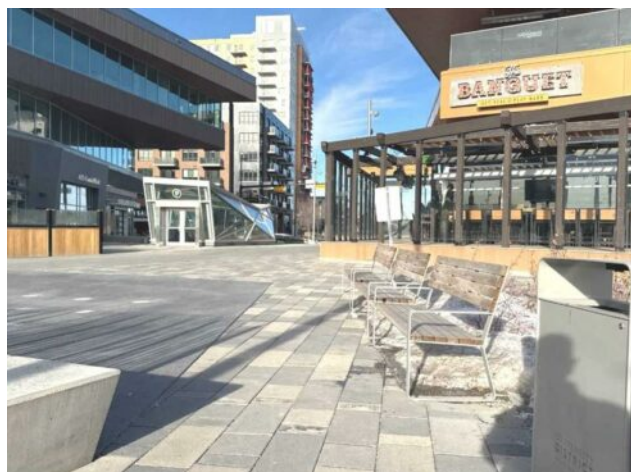


**3941 University Avenue NW
Calgary, Alberta**

MLS # A2239137



\$149,900

Division: University Heights

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,600 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See Schedule A

This is the greatest opportunity to own a Fresh Bubble Tea in the most sought-after location, nestled in the heart of the newer phase of the Calgary University Heights district. It is a turn-key business. Many residential buildings are close to completion. A lot of foot traffic in this area, plus street parking & the convenience of underground parking. Reasonable rent.