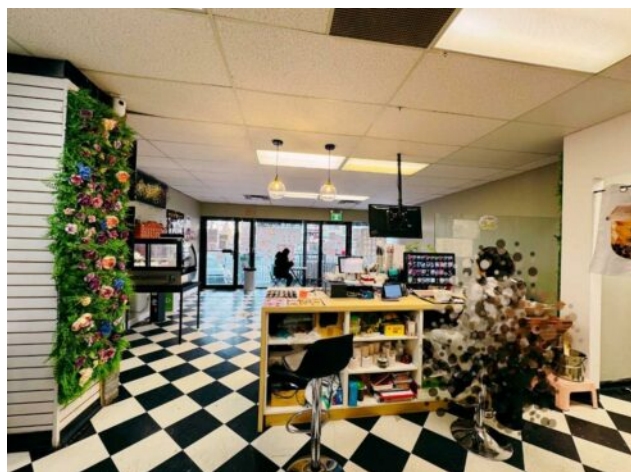


123 Any Street  
Calgary, Alberta

MLS # A2272737



# \$99,900

**Division:** Tuxedo Park

**Type:** Business

**Bus. Type:** Fast Food, Food & Beverage

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,049 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This 1,049 sq.ft. bubble tea shop offers excellent visibility in a high-traffic corridor, attracting a steady stream of walk-in customers. With a monthly rent of \$3,081 plus GST and a secure lease in place until June 2035, it provides stability and long-term potential for the right owner. The space is ideally suited for beverage or light food concepts, offering the perfect opportunity to continue the existing bubble tea brand or introduce an exciting new concept to the area.