

# \$480,000 - Opa Universtiy, Calgary

MLS® #A2199476

**\$480,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

University of Calgary, Calgary, Alberta

Rare chance to own a fully built-out 620 sqft retail unit at the high-traffic intersection of Centre Street and 16 Avenue NW. Ideal for light food, dessert, or takeout uses (subject to landlord approval). High visibility with approx. 48,000 vehicles/day, shared plaza parking, and excellent transit access. Includes \$34,000+ of commercial equipment such as POS, ice maker, fridge, sealing machine, tea dispensers, and cooktops. Long-term lease in place until Aug 2029 with renewal option. Seller is open to offering buyer financing to qualified purchasers. Book your private showing today. Please do not approach staff or discuss the sale onsite. NDA required for full details.

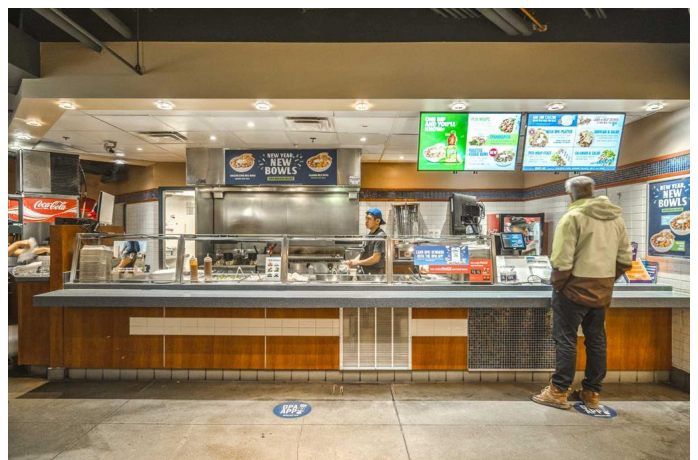
Built in 1967

## Essential Information

MLS® #	A2199476
Price	\$480,000
Bathrooms	0.00
Acres	0.00
Year Built	1967
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address Opa Universtiy



Subdivision	University of Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1N4

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	129

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.