$24,000 - 709 Edmonton Trail Ne, Calgary

MLS® #A2240192

$24,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.07 Acres

Crescent Heights, Calgary, Alberta

COFFEE SHOP / RESTAURANT Space , assets sale Lease take over, 40,000 worth of builds outs 2 Bathrooms â€“ PRIME CRESCENT HEIGHTS LOCATION! This is a rare opportunity to build a thriving cafÃ©/restaurant/bar in the heart of Crescent Heights, one of Calgaryâ€™s most vibrant and walkable communities. Ideally situated on busy Edmonton Trail, the location benefits from high visibility, steady foot traffic, and close proximity to a diverse mix of retail, dining, and entertainment. The beautifully designed space features soaring 11-foot ceilings, large windows with ample natural light, and a welcoming interior atmosphere perfect for patrons to relax and enjoy. It comes fully equipped with glycol-cooled beer lines connected to a walk-in coolerâ€”ideal for a bar or brewpub concept. The lease is attractively priced at approximately $ 2,951.03 month ($ 33 a square) total with operation costs $ 5,860. and full basement storage, two dedicated parking stalls, and additional parking in the rear, along with a private backyard entrance. The current five-year lease term includes a five-year renewal option, offering long-term stability and room for growth. Whether you're an experienced operator or a new entrepreneur, this turnkey location in one of Calgaryâ€™s most desirable neighborhoods is ready for your vision. Contact us today for full details and a private showing!

Built in 1915

Essential Information

MLS® #	A2240192
Price	$24,000
Bathrooms	0.00
Acres	0.07
Year Built	1915
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	709 Edmonton Trail Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3J5

Amenities

Parking Spaces	3

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Back Lane, City Lot, Level
Roof	Foam
Construction	Stucco, Wood Frame, Post & Beam
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	64
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Tink

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