

# \$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.
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