

\$65,000 - A, 100 3 Avenue Se, Calgary

MLS® #A2134936

\$65,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Chinatown, Calgary, Alberta

Charming Café Shop and Bakery in Bustling Chinatown

Located at 100 3 Avenue SE in the heart of Calgary's vibrant Chinatown, this established café shop and bakery presents a prime investment opportunity. Positioned on a busy street with high foot traffic, the shop boasts a cozy, beautifully decorated interior that attracts both locals and tourists.

Key Features:

⌘ Potential for Canopies: The seller has mentioned that canopies could be installed, enhancing the exterior appeal and functionality.

⌘ Power and Utilities: The current power capacity is less than 300 amps, and there is no gas line as the shop operates entirely on electricity.

⌘ Equipment: Please note that the current price does not include any equipment. Equipment is available for sale separately.

Business Highlights:

⌘ Operating Costs: With an operating cost of just \$380/month, combined with reasonable rent, the business maintains steady daily sales, making it an ideal venture for aspiring entrepreneurs.

⌘ Ease of Operation: As a café shop, it offers a higher profit margin and is easier to operate compared to a traditional cake shop.

⌘ Prime Location: Open 7 days a week and just steps from public transit, this café is one of the few in Chinatown, ensuring a loyal customer base.



â€¢ Lease Terms: The current lease is maturing on the 30th day of April 2027, providing stability for future operations.

â€¢ Expansion Potential: There is potential to expand or modify the menu with landlord approval, allowing for further growth and customization.

Serious inquiries only. All showings must be conducted with a realtor. Prospective buyers are required to demonstrate their background and experience in running a cafÃ© or bakery. Contact us to learn more about this unique opportunity.

Built in 1989

Essential Information

MLS® #	A2134936
Price	\$65,000
Sold Price	\$65,000
Bathrooms	0.00
Acres	0.00
Year Built	1989
Type	Commercial
Sub-Type	Retail
Status	Sold

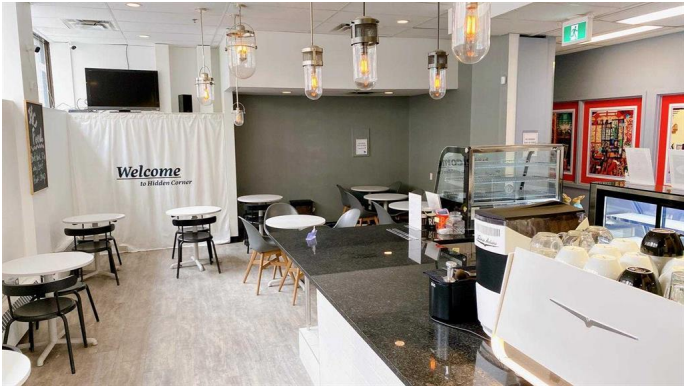
Community Information

Address	A, 100 3 Avenue Se
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0B6

Additional Information

Date Listed	May 23rd, 2024
Date Sold	July 7th, 2024
Days on Market	45
Zoning	CM-1

HOA Fees	0.00
Listing Details	
Listing Office	Homecare Realty Ltd.



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