

\$80,000 - 101, 136 17 Avenue Ne, Calgary

MLS® #A2256981

\$80,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Clean an fresh, Sales increasing, Turn Key retail business in Central location, Ice cream , coffee, snacks, specialty food, Business is 15 months old, sales are increasing month over month, easily managed by one person, designated parking stall, with plenty of free parking on the street, wide side walk for outside tables, large washroom, Private kitchen area, storage closet. Includes all equipment, . Low monthly gross rent of \$2068 includes all utilities, air conditioned. Business could be expanded for niche markets. Great for children's parties or group meetings. 44 months remaining on lease with option to renew. Asset sale, Business name not included in sale.

Built in 1980

Essential Information

MLS® #	A2256981
Price	\$80,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address 101, 136 17 Avenue Ne



Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1L6

Amenities

Parking Spaces	1
----------------	---

Additional Information

Date Listed	September 12th, 2025
Days on Market	28

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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