

**204 7A Street NE**  
**Calgary, Alberta**

**MLS # A2226838**



**\$110,000**

**Division:** Bridgeland/Riverside

**Type:** Business

**Bus. Type:** Restaurant

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Bridge 15 Cafe

**Size:** 924 sq.ft.

**Zoning:** MU-2 f3.0h16

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Our coffee shop inventory includes two display fridges, a freezer, a de-stoner, a commercial coffee roaster, a cappuccino machine, two coffee makers, two bean grinders, blenders, a stove, a microwave, a commercial dishwasher, POS machines, display units, flatware and cutlery, working tables, five indoor patron tables with twenty chairs, and three outdoor patio tables with accompanying furniture. List upon request

**COFFEE SHOP FOR SALE!** Welcome to Bridge 15 Cafe, located in the vibrant heart of Bridgeland, one of Calgary's most dynamic neighbourhoods. This exceptional turn-key opportunity allows you to step right into a thriving, beautifully appointed cafe just steps away from the bustling First Avenue—a popular destination known for its eclectic blend of shopping, dining, and entertainment. Bridge 15 Cafe boasts a strong local following, loved by both residents and visitors. The cafe's inviting interior features ample natural light, creating a warm and welcoming atmosphere perfect for patrons to relax and enjoy their coffee or meals. Additionally, a custom outdoor seating area/patio enhances customer experience, making it an attractive spot year-round. The well-equipped cafe's kitchen includes a premium espresso machine, generous refrigeration units, and extensive prep areas, ideal for efficiently handling daily operations and a diverse menu of beverages, baked goods, sandwiches, and snacks. The lease terms are favorable, at an attractive rate of approximately \$3,840 per month, which includes additional full basement storage and two dedicated parking spaces. The lease is set with a five-year term, offering another five-year renewal option, providing stability and confidence for future growth. Convenient street parking directly in front and additional parking in the back make customer visits hassle-free, complemented by consistent pedestrian and drive-by traffic ensuring excellent visibility and continuous patronage. Don't miss out on this exceptional opportunity to own a flourishing cafe in a prime location. Call today for more details!