

**6455 Macloed Trail  
Calgary, Alberta**

**MLS # A2261228**



**\$449,900**

**Division:** Meadowlark Park

**Type:** Retail

**Bus. Type:** Food & Beverage ,Retail

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Contact Listing Agent

Turnkey & Profitable Cafe &ndash; Prime Mall Location | Exceptional opportunity to acquire a well-established, profitable coffee shop located in one of Calgary's busiest shopping malls. This highly active location offers excellent visibility, ample customer parking, and strong year-round foot traffic. The business is fully turnkey with consistent revenues, established operations, trained staff, and a loyal customer base. An assumable lease is in place, ensuring a smooth and efficient transition for the new owner. Whether you are a seasoned entrepreneur or exploring business ownership through a trusted franchise model, this is a standout opportunity you won't want to miss.