

# \$350,000 - 273 10 Street Nw, Calgary

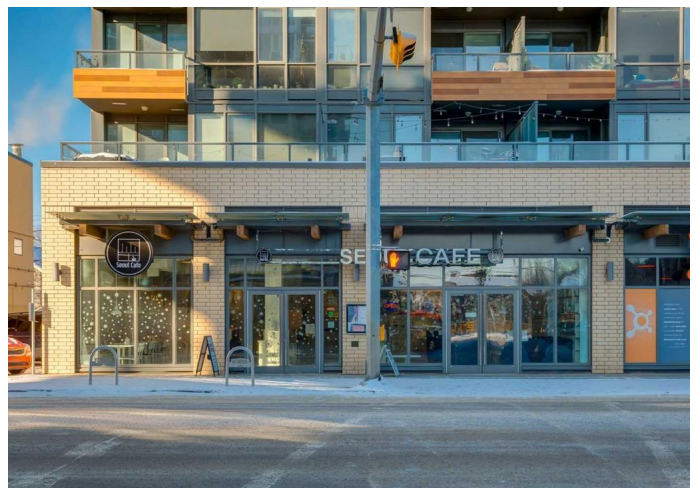
MLS® #A2196318

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hillhurst, Calgary, Alberta

This well-established cafe is now available for sale, offering a strong customer base and excellent revenue potential. Its vibrant atmosphere and established presence make it an excellent opportunity for an entrepreneur or investor looking to step into a thriving business. The spacious seating area accommodates up to 150 guests, providing ample room to enjoy the diverse menu. The inviting decor makes it a great place for groups to gather and unwind. Operating daily from 10 AM to 10 PM, this business has built a solid reputation for high-quality coffee, specialty desserts, and a selection of small, flavourful dishes. The monthly lease obligation, including rent, common area maintenance, and property tax, totals \$17,880.90. Over the past ten months, the cafe has achieved a total revenue of \$1 million, with the highest month reaching almost \$160,000. The business is fully equipped for seamless operation, including a coffee machine, two waffle machines, a refrigerator, one large and one small dough mixer, a cold brew machine, a Clover POS system, and a full commercial kitchen system. Additionally, a cotton candy machine and a dough mixer have been recently purchased to enhance its offerings. Some equipment and chattels remain under the landlord's ownership and are not included in the sale price. This turnkey opportunity provides a well-established business ready for a new owner. With a loyal customer base and strong revenue potential, this cafe presents an excellent investment for



anyone looking to enter or expand in the food and beverage industry. For further details or to schedule a viewing, please contact us today.

Built in 2016

### Essential Information

MLS® #	A2196318
Price	\$350,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	273 10 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1V5

### Additional Information

Date Listed	February 21st, 2025
Days on Market	84

### Listing Details

Listing Office	Royal LePage Solutions
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