

# \$24,000 - 709 Edmonton Trail Ne, Calgary

MLS® #A2240192

**\$24,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Crescent Heights, Calgary, Alberta

COFFEE SHOP / RESTAURANT Space , assets sale Lease take over, 40,000 worth of builds outs – PRIME CRESCENT HEIGHTS LOCATION! This is a rare opportunity to build a thriving café/restaurant/bar in the heart of Crescent Heights, one of Calgary’s most vibrant and walkable communities. Ideally situated on busy Edmonton Trail, the location benefits from high visibility, steady foot traffic, and close proximity to a diverse mix of retail, dining, and entertainment. The beautifully designed space features soaring 11-foot ceilings, large windows with ample natural light, and a welcoming interior atmosphere perfect for patrons to relax and enjoy. It comes fully equipped with glycol-cooled beer lines connected to a walk-in cooler – ideal for a bar or brewpub concept. The lease is attractively priced at approximately \$ 2,951.03 month (\$ 33 a square) total with operation costs \$ 5,860. and full basement storage, two dedicated parking stalls, and additional parking in the rear, along with a private backyard entrance. The current five-year lease term includes a five-year renewal option, offering long-term stability and room for growth. Whether you're an experienced operator or a new entrepreneur, this turnkey location in one of Calgary’s most desirable neighborhoods is ready for your vision. Contact us today for full details and a private showing!

Built in 1915



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2240192   |
| Price      | \$24,000   |
| Bathrooms  | 0.00       |
| Acres      | 0.07       |
| Year Built | 1915       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 709 Edmonton Trail Ne |
| Subdivision | Crescent Heights      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 3J5               |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

## Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

## Exterior

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Back Lane, City Lot, Level      |
| Roof            | Foam                            |
| Construction    | Stucco, Wood Frame, Post & Beam |
| Foundation      | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 26              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |      |
|----------------|------|
| Listing Office | Tink |
|----------------|------|

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