

# \$330,000 - 755 5 Avenue Sw, Calgary

MLS® #A2243502

**\$330,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Nestled in the heart of Calgary’s busy downtown commercial core, this charming European-style café is a hidden gem awaiting the right owner or investor. Ukrainian Coffee House has built a loyal clientele with its authentic vibe, handcrafted beverages, and uniquely curated Eastern European menu – all without the need for an on-site kitchen.

With strong profit margins and low overhead, this business is ideal for an investor seeking passive income (existing staff in place) or an owner-operator ready to take over a proven concept. Operations are streamlined: food is freshly prepared off-site in a rented commercial kitchen and delivered daily – allowing the café to focus on quality service, presentation, and ambiance.



Built in 1981

## Essential Information

MLS® #	A2243502
Price	\$330,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	755 5 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P3T7

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	25

### **Listing Details**

Listing Office	Keller Williams BOLD Realty
----------------	-----------------------------

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