

# \$89,990 - 536 16 Avenue Nw, Calgary

MLS® #A2206149

**\$89,990**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Mount Pleasant, Calgary, Alberta

Hey Entrepreneurs!

Dreaming of owning your own coffee shop?  
Here's your chance to step into a thriving,  
Instagram-worthy café right across from  
SAIT, one of the busiest educational  
institutions in the city!

Prime Location,  
Consistent Cash Flow,  
Low Rent,  
Stylish Interior – Perfect for Instagram,  
Regular Events that Keep Customers Coming  
Back.

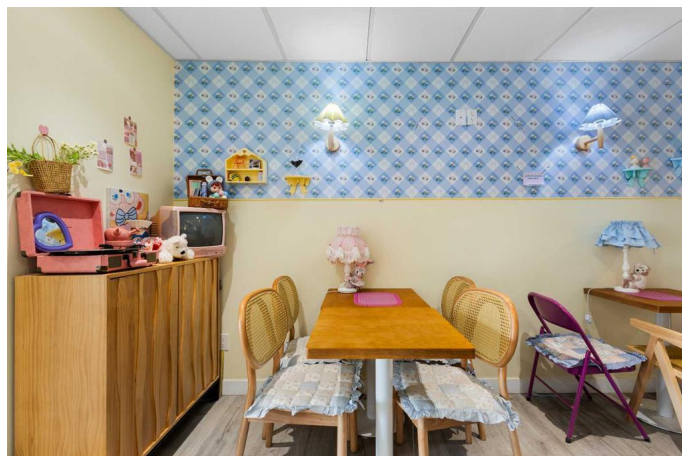
This is more than just a coffee shop – it's a  
community hub with an established vibe and  
loyal clientele. Whether you're a passionate  
barista or an ambitious entrepreneur, this  
turnkey operation is ready for your energy and  
vision.

Inquire today and make your café dream a  
reality!

Built in 1963

## Essential Information

MLS® #	A2206149
Price	\$89,990
Bathrooms	0.00
Acres	0.00
Year Built	1963



Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	536 16 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0J4

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	6
Zoning	C-COR1

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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