

# \$84,990 - 536 16 Avenue Nw, Calgary

MLS® #A2206149

**\$84,990**

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      | \$84,990 |
| 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 | 132              |
| Zoning         | C-COR1           |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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