

# \$90,000 - 101, 136 17 Avenue Ne, Calgary

MLS® #A2256981

**\$90,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Clean an fresh, Sales increasing, Turn Key retail bussiness in Central location, Ice cream , coffee, snacks, specialty food, Business is 15 months old, sales are increasing month over month, easily managed by one person,designated parking stall, with plenty of free parking on the stareet, wide side walk for outside tables, large washroom, Private kitchen area, storage closet. Includes all equipment, . Low monthly gross rent of \$2068 includes all utilities, air conditioned.Business could be expanded for niche markets. Great for childrens parties or group meetings. 44 months remaing on lease with option to renew

Built in 1980

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2256981   |
| Price      | \$90,000   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 101, 136 17 Avenue Ne |
| Subdivision | Tuxedo Park           |
| City        | Calgary               |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2E 1L6 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 1 |
|----------------|---|

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 7                    |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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