

\$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 2 Bathrooms â€“ PRIME
CRESCENT HEIGHTS LOCATION! This is a
rare opportunity to build a thriving
caf /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	28
Zoning	DC (pre 1P2007)

Listing Details

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

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.