

# \$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	170
Zoning	C-COR1

### **Listing Details**

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

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.