

# \$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 " 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 | 98              |
| Zoning         | DC (pre 1P2007) |

Listing Details

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

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