

# \$110,000 - 204 7a Street Ne, Calgary

MLS® #A2226838

**\$110,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

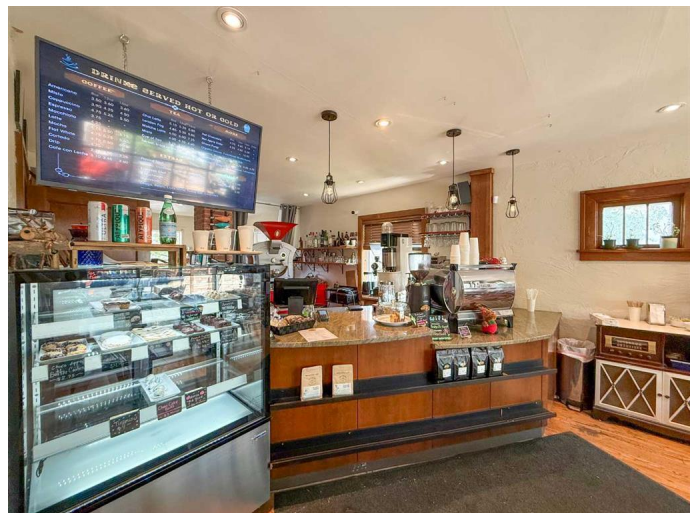
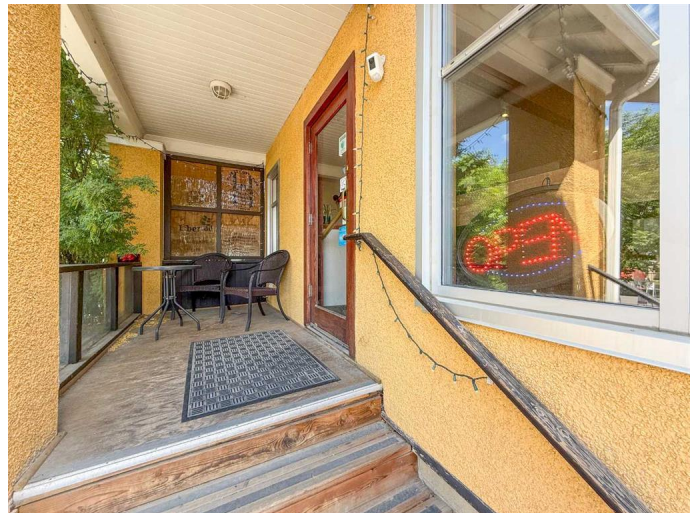
Bridgeland/Riverside, Calgary, Alberta

COFFEE SHOP FOR SALE! Welcome to Bridge 15 Cafe, located in the vibrant heart of Bridgeland, one of Calgary's most dynamic neighbourhoods. This exceptional turn-key opportunity allows you to step right into a thriving, beautifully appointed cafe just steps away from the bustling First Avenue—a popular destination known for its eclectic blend of shopping, dining, and entertainment. Bridge 15 Cafe boasts a strong local following, loved by both residents and visitors. The cafe's inviting interior features ample natural light, creating a warm and welcoming atmosphere perfect for patrons to relax and enjoy their coffee or meals. Additionally, a custom outdoor seating area/patio enhances customer experience, making it an attractive spot year-round.

The well-equipped cafe's kitchen includes a premium espresso machine, generous refrigeration units, and extensive prep areas, ideal for efficiently handling daily operations and a diverse menu of beverages, baked goods, sandwiches, and snacks.

The lease terms are favorable, at an attractive rate of approximately \$3,840 per month, which includes additional full basement storage and two dedicated parking spaces. The lease is set with a five-year term, offering another five-year renewal option, providing stability and confidence for future growth.

Convenient street parking directly in front and additional parking in the back make customer visits hassle-free, complemented by consistent



pedestrian and drive-by traffic ensuring excellent visibility and continuous patronage. Don't miss out on this exceptional opportunity to own a flourishing café in a prime location. Call today for more details!

Built in 1955

**Essential Information**

MLS® #	A2226838
Price	\$110,000
Bathrooms	0.00
Acres	0.00
Year Built	1955
Type	Commercial
Sub-Type	Business
Status	Active

**Community Information**

Address	204 7a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4E8

**Amenities**

Parking Spaces	4
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**Exterior**

Roof	Asphalt
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**Additional Information**

Date Listed	June 11th, 2025
Days on Market	16
Zoning	MU-2 f3.0h16

**Listing Details**

Listing Office	Tink
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