

# \$80,000 - 101, 136 17 Avenue Ne, Calgary

MLS® #A2256981

**\$80,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Clean an fresh, Sales increasing, Turn Key retail business 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 street, 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 children's parties or group meetings. 44 months remaining on lease with option to renew.

Built in 1980

## Essential Information

MLS® #	A2256981
Price	\$80,000
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
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### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	15

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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