

# \$250,888 - 123 Any Street, Calgary

MLS® #A2118472

## \$250,888

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

An exciting opportunity with the sale of a well-established franchised Boba shop. This thriving business has been a local favorite, offering a delightful blend of fresh, high-quality bubble tea and a diverse range of premium product. Located in a bustling downtown riverside with high foot traffic, the shop enjoys excellent visibility and accessibility. Menu caters to bubble tea enthusiasts alike. From vibrant fruit bowls and fresh fruit juices to an extensive selection of carefully curated teas, customers can indulge in a variety of flavors that cater to different preferences. 1,071 SqFt shop boasts a modern and inviting interior design, creating a welcoming atmosphere for customers to relax and enjoy their beverages. The aesthetic appeal has been a key factor in attracting a diverse clientele. Financial details, including revenue, expenses, and profit margins, will be provided to serious inquiries upon first showing and NDA signed. Monthly rent is appropriately \$3,418 rent per month including operating cost and water/tax. The sale includes a comprehensive handover period, during which the new owner will receive training and support to seamlessly take over operations.



Built in 2020

## Essential Information

MLS® #	A2118472
Price	\$250,888

Bathrooms	0.00
Acres	0.00
Year Built	2020
Type	Commercial
Sub-Type	Business
Status	Active

### **Community Information**

Address	123 Any Street
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3V1

### **Additional Information**

Date Listed	March 28th, 2024
Days on Market	380

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.