

# \$450,000 - 755 5 Avenue Sw, Calgary

MLS® #A2243502

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Nestled in the heart of Calgary's busy downtown commercial core, this charming European-style café is a hidden gem awaiting the right owner or investor. Ukrainian Coffee House has built a loyal clientele with its authentic vibe, handcrafted beverages, and uniquely curated Eastern European menu – all without the need for an on-site kitchen.

With strong profit margins and low overhead, this business is ideal for an investor seeking passive income (existing staff in place) or an owner-operator ready to take over a proven concept. Operations are streamlined: food is freshly prepared off-site in a rented commercial kitchen and delivered daily – allowing the café to focus on quality service, presentation, and ambiance.

Continue this well-loved concept and benefit from an established brand and consistent cash flow.

Note: The café must be operated under the current concept and name or similar concept. Do not approach staff. NDA required for viewings and further details.

Built in 1981

## Essential Information

MLS® #	A2243502
Price	\$450,000



Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	755 5 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P3T7

### Additional Information

Date Listed	July 25th, 2025
Days on Market	11

### Listing Details

Listing Office	Keller Williams BOLD Realty
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