



**GRASSROOTS**  
REALTY GROUP

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**505 6 Street SW  
Calgary, Alberta**

**MLS # A2214352**



**\$185,000**

<b>Division:</b>	Downtown Commercial Core
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bakery,Bar/Tavern/Lounge,Commercial ,Deli/Catering,Fast Food,Food & Bev
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,241 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Equipment list attached		

Rare opportunity to own a turn-key Middle-Eastern restaurant in the heart of Downtown Calgary! 10 year lease negotiated at an excellent rental rate and 2 free underground parking. The owner of this business is retiring and has received use approval from the city for tobacco (hookah) use in the restaurant. This location boasts strong walking AND driving traffic. It has seen a significant upgrade in its HVAC system, has a walk-in freezer fitted to the space, and can accommodate 50 customers (30 in-door seats and a beautiful 20-person patio). Meticulously maintained space and kitchen equipment, new owner can come in and begin operations ASAP. BUSINESS ASSET/LEASE SALE