



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2230729**

**Calgary, Alberta**



**\$285,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,300 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	See Remarks

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Well established and well known turnkey Vietnamese Restaurant and take-out located in a prime location in NW Mall. Situated in a busy strip shopping mall with great visibility. This restaurant is about 2300sf and seats up to 75 people offers an excellent NW location and ample parking right at the doorstep for easy customer access. The business comes with a fully equipped Commercial Kitchen with 14' canopy, w/in Freezer and w/in Cooler. This restaurant has been in business for over 6 years with good clientele and serving many communities in the NW and other quadrant in the City. The monthly rent is about \$11,000 including operating cost. There are lots of potential for more growth and a great family run business. This is an ideal opportunity for entrepreneurs looking to get into the Vietnamese restaurant business. Open 7 days a week from 11am - 9pm.