



GRASSROOTS
REALTY GROUP

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**151 Walden Gate SE
Calgary, Alberta**

MLS # A2231891

\$229,900

Division: Walden

Type: Business

Bus. Type: Food & Beverage ,Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,186 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Situated in a prime location in SE Calgary, the restaurant enjoys high visibility and foot traffic, attracting a diverse customer base from the bustling surrounding area. Affordable monthly rent of \$6,700, inclusive of operating costs . Featuring a 12-foot commercial exhaust system, a walk-in cooler, and a freezer. Fully equipped commercial kitchen with all the necessary kitchen appliances and furnishings, making it a turnkey operation for the new owner. The 26-seat establishment is versatile and suitable for various cuisines, including Chinese, Korean, Thai, and Vietnamese pho