



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

123 Food Street SW  
Calgary, Alberta

MLS # A2238435



**\$150,000**

|             |   |
|-------------|---|
| Division:   | Downtown Commercial Core                                    |
| Type:       | Business  |
| Bus. Type:  | Bar/Tavern/Lounge,Deli/Catering,Food & Beverage ,Restaurant |
| Sale/Lease: | For Lease   |
| Bldg. Name: | -   |
| Bus. Name:  | -   |
| Size:       | 2,945 sq.ft.  |
| Zoning:     | -   |

|             |   |                |   |
|-------------|---|----------------|---|
| Heating:    | -   | Addl. Cost:    | - |
| Floors:     | -   | Based on Year: | - |
| Roof:       | -   | Utilities:     | - |
| Exterior:   | -   | Parking:       | - |
| Water:      | -   | Lot Size:      | - |
| Sewer:      | -   | Lot Feat:      | - |
| Inclusions: | Equipment List will be provided on request. |                |   |

Fantastic opportunity to acquire an independent Thai delicacy restaurant ideally situated on a high-traffic street in Calgary's dynamic downtown core. Spanning 2,945 sq. ft., this well-designed space features a buffet area, full-service bar, generous seating capacity, and a performance stage ideal for live music and entertainment. The interior includes a stylish dining area, bar seating with televisions, gender-specific washrooms, and a fully equipped commercial kitchen with a 10 ft canopy—built for efficient, high-volume Thai cuisine preparation. Ample storage space supports seamless operations and inventory management. The current lease is priced at \$12,000/month approximately including operating costs, with one designated parking stall and ample street parking available nearby. A walk-in cooler located on the main floor is included in the sale but is currently not operational; a repair quote ranges from \$3,000 to \$5,000. This is a turnkey opportunity perfect for restaurateurs or investors looking to step into Calgary's thriving culinary scene. \*\*\* A non-disclosure agreement (NDA) is required prior to releasing detailed financials and business information. \*\*\* This is a Business Assets Sale &ndash; Real Estate is not included. \*\*\*