



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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**MLS # A2240715**

**Calgary, Alberta**

**\$175,000**



**Division:** Calgary  
**Type:** Business  
**Bus. Type:** Restaurant  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 622 sq.ft.  
**Zoning:** C-COR2

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.01 Acre

**Lot Feat:** -

A rare turn-key opportunity to take over a well established business in high traffic location just off a major highway leading to Banff. Next to national franchises and surrounded by ample parking, this location sees consistent traffic from both local and tourists. Currently operated by a husband and wife team serving Chinese and Vietnamese cuisine. the business has been running successfully for over ten years with loyal customer base. Owners are now retiring, and the business is offered for sale with all essential equipment. Lease is ~2700/month include operating cost. Optional inclusion of business name and training for those wishing to carry on the current concept. All viewings strictly by appointment through the listing realtor. Non-Disclosure Agreement (NDA) required prior to releasing any business details. Lease assignment subject to landlord approval.