



GRASSROOTS
REALTY GROUP

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**88 DownTown
Calgary, Alberta**

MLS # A2243694



\$150,000

Division: Downtown Commercial Core

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,500 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All Items associated with the business, High end kitchen equipment, top-notch furnishings and decor

Take over a beautifully designed and fully built-out Asian restaurant in the heart of downtown, surrounded by skyscrapers, bustling restaurants, and high-foot-traffic retail. With over \$300,000 invested into the build-out, this 2,500 sq ft space is inspired by the vibrant and picturesque streets of Asia, offering a one-of-a-kind dining atmosphere that sets it apart from anything else in the city. The restaurant comes equipped with top-grade kitchen appliances, a thoughtfully designed layout, and even features a small convenience-style corner for additional revenue potential. An added bonus: It includes an additional 2,500 sq ft of basement space currently used for storage, but ripe with potential for expansion, private dining, lounge concepts, or other creative uses. If you're looking for a standout restaurant space in an unbeatable location, this is it. Total lease including OPP costs are a great value at only \$5460 a month.