



**GRASSROOTS**  
REALTY GROUP

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**123 Downtown Street SW  
Calgary, Alberta**

**MLS # A2245755**



**\$788,000**

**Division:** Downtown Commercial Core

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 17,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Furniture and utensil that can host a 700 person dinner banquet at one time, kitchen equipment and facilities to separate the space with dividers to host multiple functions/parties at the same time. Audio, Video equipment. Office equipment, video monitor system, Bar equipment, kitchen equipment.

One of the largest Asian banquet restaurant in Calgary, after 20 years in business under the same operator, the business owner decides to retire, with a yearly \$1.5M+ of banquet reservation orders for weddings, birthday parties, political conventions, community association events, award ceremonies, Corporate Events, Church Function, Theme Parties, Benefits/Fundraisers, Private Parties, etc...this is a profitable business, not to mention the lunch and dinner retail, as well as the take out and delivery businesses. The restaurant has a capacity of 700 seating at one time, so for the larger events, this is like a monopoly. With the year ahead reservations, investor will recover the purchase price in 2 years time. 17,000sf, low lease rate of \$16/sf. Suitable for operators with banquet experience. To set up such a 17,000 sf space will cost \$1.2M to \$1.5M, but now you can get this built out for half the price. The condition is good, no renovation required in the next few years.