



GRASSROOTS
REALTY GROUP

1-833-477-6687

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**3012 17 Avenue SE
Calgary, Alberta**

MLS # A2258904



\$38,800 per month

Division: Forest Lawn

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

PRICE DROP!! DO NOT MISS OUT!!! *UNBELIEVABLE VALUE* GREAT SPOT FOR THIS RESTAURANT CAFE. YES, THERE IS A COMMERCIAL HOOD FAN HERE! 1200 SQFT AND SEATS 38. Located in a busy strip mall on International Ave SE with a bank and lots of other retail stores. Currently serving breakfast and lunch menu, hours are 8–5 pm. They do hold a liquor licence. Menu concept can be changed with landlord approval. Call now to view. All tours are to be with a realtor. Please do not approach staff and business. Thanks.