



**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&ndash;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.