



**GRASSROOTS**  
REALTY GROUP

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**1702 12 Street NW  
Calgary, Alberta**

**MLS # A2265390**



**\$60,000**

**Division:** Capitol Hill

**Type:** Business

**Bus. Type:** Fast Food, Food & Beverage, Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 660 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

This is the perfect opportunity to buy this business and continue with the concept or bring your own idea and do something completely different. There is a canopy hood fan so you could do pretty much anything that the Landlord will approve. You have thousands of students across the street and you are surrounded by a well established business corridor and lots of residential and hotels. The space is 660sqft so it is easy to manage and there are 10 seats inside for customers or delivery drivers to sit while they wait for their food orders. The existing hood fan is 36in and CAN NOT be made bigger, any concept you want to bring must work within that existing system. Call and set up a tour of this cool little restaurant spot!