



**GRASSROOTS**  
REALTY GROUP

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211, 420 2nd Street SW  
Calgary, Alberta

MLS # A2265601



**\$279,000**

**Division:** Downtown Commercial Core

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 538 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Tuk Tuk Thai offers a profitable and growing business opportunity in the heart of Calgary's downtown core. Known for its authentic Thai flavors and quick service, this location is ideal for busy professionals and food lovers seeking fresh, handmade meals. Key. Prime Location: Situated in a high-traffic professional office building food court. Easy Operation & Management: Streamlined processes with minimal staffing requirements. Limited Working Hours: Monday to Friday, 10:00 AM &ndash; 4:00 PM only (perfect work-life balance). Low Maintenance Workplace: Simple setup and efficient layout for hassle-free operations. Growing Business: Strong brand recognition and increasing customer demand. Turnkey Opportunity: Established concept with proven profitability.