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## MLS # A2266812

## Calgary, Alberta



\$119,000

Division:

Calgary

Lot Size:

Lot Feat:

Retail Type: Bus. Type: Fast Food, Food & Beverage , Restaurant Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 1,532 sq.ft. Zoning: Addl. Cost: **Based on Year: Utilities:** Parking:

Inclusions:

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

N/A

Well-equipped, fully built-out restaurant in a central location — ideal for a wide variety of cuisines including Chinese, Korean, Japanese, Italian, and more. Restaurant with full commercial kitchen: commercial canopy, gas grill, stock pot range, commercial wok range, deep frier, multiple freezers and cooler, multiple display coolers, commercial dishwasher, glasswasher, draft beer dispenser Spacious layout: 1,532 sq ft with 44 indoor seats + 14 patio seats Excellent rent: Gross rent only \$3,315/month (GST included), 8 years remaining Utilities average under \$500/month High ceilings – over 18 ft! Men's & Women's washrooms, storage room Ample shared parking available Perfect for: Dine-in and take-out operations Ghost kitchen or central food processing Food Business looking to launch or expand quickly with minimal build-out time Location: easy access to Memorial Dr, Deerfoot, Downtown, Barlow Tr Asset sale only – no financials provided.