



**GRASSROOTS**  
REALTY GROUP

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109, 683 10 Street SW  
Calgary, Alberta

MLS # A2273977



**\$999,900**

**Division:** Downtown West End

**Type:** Business

**Bus. Type:** Restaurant

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,993 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

This prime main-floor retail unit in Calgary's desirable West End offers 1,300 sq.ft. of versatile commercial space, ideally positioned for both investors and owner-users. Currently operating as a restaurant, the property generates stable income with a monthly rent of \$7,000 and a secure lease in place until 2030, plus an additional five-year renewal option. Situated in a high-demand area with excellent visibility and strong surrounding traffic, this turnkey opportunity provides exceptional long-term potential in one of Calgary's most sought-after commercial corridors.