



**MLS # A2281724**

**Calgary, Alberta**



**\$268,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,186 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

This 2,200 SF Asian cuisine restaurant is located in the NE quadrant of the city within a busy commercial plaza and has been profitable and successfully operating for over 13 years with high-volume annual sales exceeding \$800,000. The business can be continued as the existing concept or offered turn-key and easily converted to a variety of other food concepts. The plaza provides ample parking for customers, and water and gas are included in the operating costs, offering additional value. All showings are by appointment only&mdash;please do not approach staff.