



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2283293**

**Calgary, Alberta**



**\$179,000**

Division:	Calgary
Type:	Business
Bus. Type:	Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	974 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Rare opportunity to acquire a well-established Asian cuisine restaurant in one of Calgary's most popular outdoor shopping destinations. Located in the heart of the trendy and highly sought-after Marda Loop district, this turnkey business offers excellent visibility, strong foot traffic, and a vibrant dining atmosphere. The space features approximately 974 sq. ft. with 40 seats, creating an inviting ambiance ideal for dine-in, takeout, or delivery concepts. Surrounded by a high-traffic dining and retail corridor, the location benefits from consistent pedestrian flow as well as ample parking at both the front and rear of the property. This is an exceptional opportunity to continue an existing concept or introduce your own food brand in a thriving community known for its strong local support and year-round activity.