



**GRASSROOTS**  
REALTY GROUP

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**683 10 Street SW  
Calgary, Alberta**

**MLS # A2291771**



**\$130,000**

<b>Division:</b>	Crescent Heights
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage ,Ice Cream/Frozen Yogurt ,Residential
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,300 sq.ft.
<b>Zoning:</b>	-

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

Authentic Asian Restaurant for Sale in Prime Location! A rare opportunity to own a well-renovated restaurant in a high-traffic, prime location downtown west! This 1,300 sq. ft. restaurant boasts a fully equipped commercial kitchen and a spacious dining area with 44 seats, making it ideal for both dine-in and takeout customers. Monthly Rent: \$6,800 (includes operating costs). Turnkey operation, can be converted into any other type of dining establishment.