



MLS # A2292362

Calgary, Alberta

\$398,000



Division:	Calgary
Type:	Business
Bus. Type:	Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,050 sq.ft.
Zoning:	-

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

Presenting a rare opportunity to acquire a highly profitable Chinese restaurant in a prime, high-traffic location, currently generating **over \$2.2 million in annual gross sales**. The turnkey operation features a walk-in cooler and a 17-foot canopy for excellent visibility, all within a favorable lease structure offering approximately five years remaining plus an option to renew at a base rate of \$31/sq. ft. (plus additional rent). Don't miss out on this chance to own a proven, high-volume business. All tours by appointment only. Do not approach staff.