



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: | - |
| Floors: | - |
| Roof: | - |
| Exterior: | - |
| Water: | - |
| Sewer: | - |
| Inclusions: | N/A |

| | |
|-----------------------|---|
| Addl. Cost: | - |
| Based on Year: | - |
| Utilities: | - |
| Parking: | - |
| Lot Size: | - |
| Lot Feat: | - |

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.