



GRASSROOTS
REALTY GROUP

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**554 Northmount Drive NW
Calgary, Alberta**

MLS # A2298364



\$140,000

| | |
|--------------------|-----------------------------|
| Division: | Cambrian Heights |
| Type: | Business |
| Bus. Type: | Food & Beverage ,Restaurant |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 934 sq.ft. |
| Zoning: | - |

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Inventory List

Turnkey Vietnamese restaurant take-out opportunity for sale in a prime NW Calgary location! Situated in a busy strip shopping mall, this 934 sq. ft. space offers excellent visibility and ample parking right at the doorstep for easy customer access. The business comes with a fully equipped commercial kitchen, including walk-in fridge and freezers, allowing for seamless operations from day one. With a monthly rent of \$2,721.83 (including operating costs), this is an ideal opportunity for entrepreneurs looking to step into the food industry with full training and established processes (all cooking recipes) provided.