



**7800 30 Street SE
Calgary, Alberta**

MLS # A2301032



\$100,000

Division: Foothills

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 10,000 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: asset/equipment list

Turnkey opportunity to acquire a fully equipped and operating restaurant in a prime SE Calgary location. Blue Danube Restaurant offers a well-established presence with a loyal customer base and strong community recognition. 2 Hood Canopy setup. one is 7 feet and one is 10 feet. This is an asset and equipment sale only, making it ideal for entrepreneurs looking to step into a ready-to-go restaurant space or bring their own concept to life without the high startup costs. Fully equipped commercial kitchen. Equipment and chattels included in the sale. Functional dine-in and takeout layout. upto 80 seating Capacity. Established location with consistent foot traffic, ample customer parking Monthly rent: \$3500 . A pproximately 4 years remaining on lease Perfect opportunity for owner-operators or investors to take over an existing restaurant setup in a desirable location.