



**MLS # A2301313**

**Calgary, Alberta**

**\$199,000**



<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,355 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>	-

**Inclusions:** All furniture, fixtures and equipment in the restaurant are included.

This immaculate, well-located restaurant, adjacent to 17th Ave. SW, featured one-of-a-kind burgers.. Mainly take out although there is seating for 26 plus 12 on patio. The concept can be changed to whatever a new owner wishes. Only 3 years old and the equipment is top cabin including an Ecologizer. It's surrounded by apartments and condos and a large high school. Ideal for any franchise or independent who wants a Quick Service restaurant. Lots of take-out & deliveries. Bring your ideas to this fabulous space!