



MLS # A2301705

Calgary, Alberta



\$180,000

Division:	Calgary
Type:	Retail
Bus. Type:	Deli/Catering, Food & Beverage , Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,777 sq.ft.
Zoning:	-

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

Inclusions: Equipment List will be provided upon signing the NDA.

Spacious and versatile restaurant opportunity featuring approximately 90 seats, including a private dining area that can be used for small groups or converted into an exclusive VIP section. This well-located establishment offers ample parking and a large, fully equipped kitchen designed to handle both daily restaurant operations and high-volume catering, making it ideal for hosting events and large gatherings. The generous layout and flexible setup can easily accommodate a variety of concepts, including Middle Eastern, African, Asian cuisines, or even a national franchise. The current owner is retiring and leaving the country, creating a great opportunity for a new operator to step in—either continue the existing Vietnamese cuisine or introduce a new concept to suit the market.