



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2148937**

**Calgary, Alberta**



**\$279,800**

**Division:** Calgary  
**Type:** Retail  
**Bus. Type:** Restaurant  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,106 sq.ft.  
**Zoning:** -

<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>	-
<b>Inclusions:</b>	SELLER TO PROVIDE EQUIPMENT LIST		

Location, location, location! This profitable Asian cuisine restaurant is located in a prominent strip mall with tens of thousands of daily passing traffic on main 16 Ave N, with FREE surface parking & underground parking for their patrons plus 2 for staff. This 2,106 SF tastefully designed restaurant seats 80 patrons with liquor license. Nothing is missing in this Chef's dream of an OPEN design commercial kitchen with TWO separate canopies (6 foot and 12 foot) with all cooking commercial equipment, walk-in cooler and freezer, "French door" stainless steel standing freezer, sandwich board work counters with underneath coolers. Extra storage with dry storage room and back door for ease of unloading inventory. Front reception counter, with "bar style" area with two sinks, ice maker and commercial glass washer machine. Also two updated bathrooms and outside sink for patrons. Lease was just renewed recently and is around \$9,000.00/month with opt. cost included, just utilities to be paid by Tenants. Food menu maybe converted pending Landlord's approval. This business is turn key ready and waiting for the right owner, with seller willing to stay to familiarize new buyer.