



**MLS # A2157079**

**Calgary, Alberta**



**\$179,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food, Food & Beverage, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,460 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>	-
<b>Inclusions:</b>	N/A		

This fully operational Korean Fried Chicken and fast food restaurant is now available for sale, complete with a liquor license. The business includes: Commercial Equipment: Full commercial kitchen, walk-in cooler, walk-in freezer, and a 10 ft canopy&mdash;everything needed to start serving immediately. Prime Location: Situated in Braeside SW on a major route with high traffic, rapid transit access, and within walking distance to Southland Leisure Centre and local schools. Attractive Lease Terms: Lease valid until March 2027, with two additional 5-year renewal options. Spacious and Convenient: Restaurant features a 40-seat capacity, ample parking, and a total space of 1,460 sq. ft., including two washrooms and one office. Gross Rent: \$7,000/month Utilities: Approximately \$2,000/month Don&rsquo;t miss this opportunity to acquire a well-established business in a thriving location. For more information or to schedule a viewing, please contact us today.