



123 Downtown Avenue  
Calgary, Alberta

MLS # A2162832



**\$189,900**

Division: Downtown West End

Type: Retail

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,144 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

[Asset sale only] Tremendous opportunity to open your own restaurant in downtown! Renovated only a few months ago with flooring replacement and full bathroom makeover, 10ft canopy, dishwasher, 3 deep fryers, grill, 4 burner stove, and lots of storage! Permitted seating for 37 in 1,144sqft, and fully serving restaurant with liquor license! Modern interior and efficient floor plan! Attractive rent is secured till 10/31, 2031 and it is only \$3,300/month! (Base \$22/sqft & Opr \$10.88/sqft this yr) Awesome location with lots of foot traffic from nearby offices and residential buildings! Bring your own concept and be the boss of your own restaurant! The current owner works less than 20hrs/week and generates decent sales! Don't miss this opportunity!