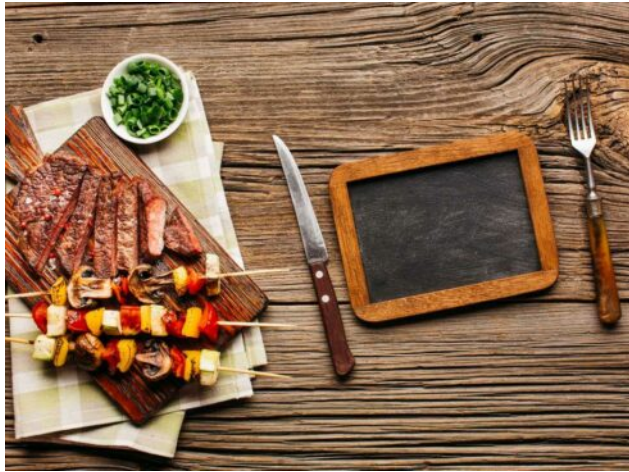




**MLS # A2180295**

**Calgary, Alberta**



**\$149,000**

<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>	1,400 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:** Equipment list to be attached to the Offer to Purchase

Exciting opportunity to acquire this 1,400 sq ft restaurant (asset sale only), nestled within a bustling residential neighborhood in Calgary, benefits from a diverse and consistent stream of customers. The store is fully equipped with 14 ft canopy and features a walk-in-cooler. Total MONTHLY RENT including Base Rent & Operating Cost is around \$5,330 (including GST and water). Inquire now to seize this opportunity. Call your Realtor today to set up a tour. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"