



**GRASSROOTS**  
REALTY GROUP

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135 Whitefield Drive NE  
Calgary, Alberta

MLS # A2181665

**\$289,000**

Division: Whitehorn

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,950 sq.ft.

Zoning: C-N2

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Pho 36 is in as great a location as you can imagine. It is within walking distance of the LRT station and accessible in any direction. After 11 years, the owner is looking forward to retirement. It was a family owned business with steady income from dine in and take out options. The parking lot is spacious and there are multiple spots located in front and on the side on the restaurant.