



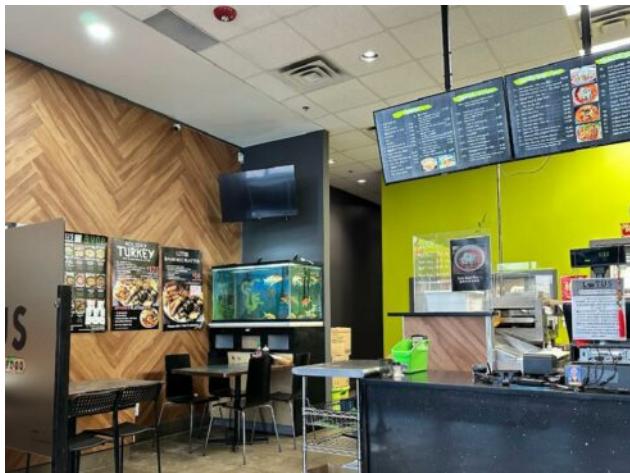
**GRASSROOTS**  
REALTY GROUP

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**971 64 Avenue NE  
Calgary, Alberta**

**MLS # A2205340**

**\$108,000**



**Division:** Skyline West

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,393 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

**GREAT SIZE RESTAURANT FOR SALE IN a BUSY AREA, located in Deerfoot city. Featuring 1300 sqft of usable space seating 30 guest. Currently running Asian Menu, any menu change would be up for Landlord approval. Near many popular retail stores, personal services and some offices. Good foot traffic, good chance to maximize profit with the right marketing. Lots of common parking. Easy access to Deerfoot trail, McKnight, Beddington Trail, Airport Trail, 64 ave, 14 street, Center street, Edmonton trail and many more roads. Bordering NW and NE, this is a great location for steady cliental.**