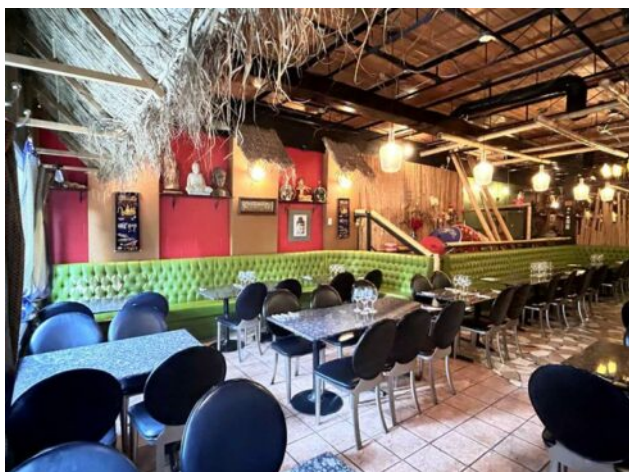


123 Food Street SW
Calgary, Alberta

MLS # A2238435



\$150,000

Division:	Downtown Commercial Core
Type:	Business
Bus. Type:	Bar/Tavern/Lounge,Deli/Catering,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,945 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Equipment List will be provided on request.		

Fantastic opportunity to acquire an independent Thai delicacy restaurant ideally situated on a high-traffic street in Calgary's dynamic downtown core. Spanning 2,945 sq. ft., this well-designed space features a buffet area, full-service bar, generous seating capacity, and a performance stage ideal for live music and entertainment. The interior includes a stylish dining area, bar seating with televisions, gender-specific washrooms, and a fully equipped commercial kitchen with a 10 ft canopy—built for efficient, high-volume Thai cuisine preparation. Ample storage space supports seamless operations and inventory management. The current lease is priced at \$9,104/month approximately including operating costs, with one designated parking stall and ample street parking available nearby. A walk-in cooler located on the main floor is included in the sale but is currently not operational; a repair quote ranges from \$3,000 to \$5,000. This is a turnkey opportunity perfect for restaurateurs or investors looking to step into Calgary's thriving culinary scene. *** A non-disclosure agreement (NDA) is required prior to releasing detailed financials and business information. *** This is a Business Assets Sale – Real Estate is not included. ***