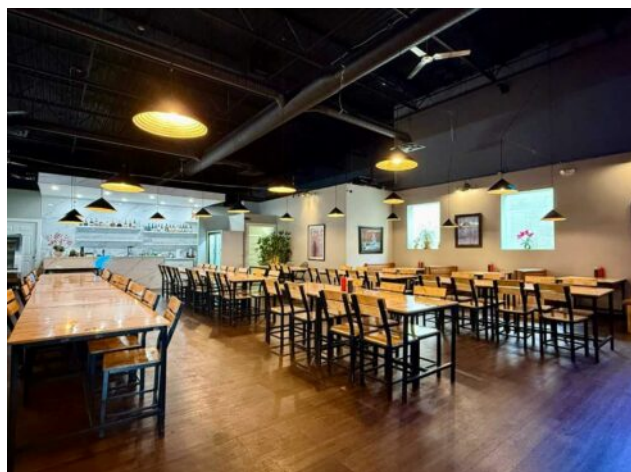


1915 31 Street  
Calgary, Alberta

MLS # A2251658



## \$249,900

**Division:** Southview

**Type:** Retail

**Bus. Type:** Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,625 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Discover an incredible opportunity to own a well-established restaurant in a busy strip mall with thousands of cars and customers passing by every day. This spacious 3,625 sq. ft. venue offers seating for up to 100 guests and is equipped to handle both dine-in and high-volume takeout and delivery orders. The kitchen boasts two 11-foot canopies, a walk-in cooler, a walk-in freezer, and a series of recent upgrades, including fully renovated washrooms, new wok and stove installations, and a re-conditioned dining area. Designed with versatility in mind, the restaurant features a stage for live bands, karaoke nights, and dancing or making it ideal for large events such as birthday parties, wedding receptions, corporate events, and hosting tour groups. Currently serving exotic Vietnamese / Thai cuisine, but the concept can be easily changed with landlord approval, giving you the freedom to bring your brilliant idea. Don't miss this rare Turn-key opportunity to secure a prime location and create your dream restaurant. Book your private showing today! Please do not visit without making prior appointment, and please do not associate with employees or owners.