

MLS # A2261708

Calgary, Alberta



**\$650,000**

**Division:** Calgary

**Type:** Business

**Bus. Type:** Food & Beverage ,Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 34,025 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

An incredible opportunity to own a well-established Vietnamese restaurant located in one of Calgary's most trendy and high-traffic communities. Surrounded by vibrant residential developments and just steps from an LRT station, this location offers excellent visibility and is a strong, pedestrian friendly district. This beautifully modern space is housed in a newer building, featuring stylish interior finishes that create a welcoming and contemporary dining atmosphere. The professionally designed kitchen boasts an efficient layout with a logical workflow, allowing for high productivity and ease of operation—perfect for dine-in, takeout, or delivery service. With a reputation for consistent food quality and authentic Vietnamese cuisine, this restaurant has cultivated a loyal customer base and enjoys strong repeat business. Whether you're an experienced operator or an investor looking for a turnkey opportunity in Calgary's best neighborhood, this is a rare chance to step into a thriving business. Don't miss this prime location with outstanding foot traffic, visibility, and built-in demand!