

MLS # A2263836

Calgary, Alberta

**\$169,000**



**Division:** Calgary  
**Type:** Business  
**Bus. Type:** Restaurant  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,197 sq.ft.  
**Zoning:** C-N2

|                    |     |                       |            |
|--------------------|-----|-----------------------|------------|
| <b>Heating:</b>    | -   | <b>Addl. Cost:</b>    | -          |
| <b>Floors:</b>     | -   | <b>Based on Year:</b> | -          |
| <b>Roof:</b>       | -   | <b>Utilities:</b>     | -          |
| <b>Exterior:</b>   | -   | <b>Parking:</b>       | -          |
| <b>Water:</b>      | -   | <b>Lot Size:</b>      | 1.85 Acres |
| <b>Sewer:</b>      | -   | <b>Lot Feat:</b>      | -          |
| <b>Inclusions:</b> | N/A |                       |            |

Turnkey restaurant opportunity in a high-traffic commercial plaza in the NE area, featuring a fully equipped kitchen, serving and dining areas, and secure storage. The layout is designed for efficient operations and smooth flow from kitchen to front of house. Enjoy excellent visibility with strong storefront exposure, steady foot and vehicle traffic, and easy access from surrounding residential and business areas. Ample parking, quality equipment, and existing infrastructure make this an ideal space for an experienced restaurateur or investor looking to operate immediately with minimal setup. All equipment and fixtures are included.