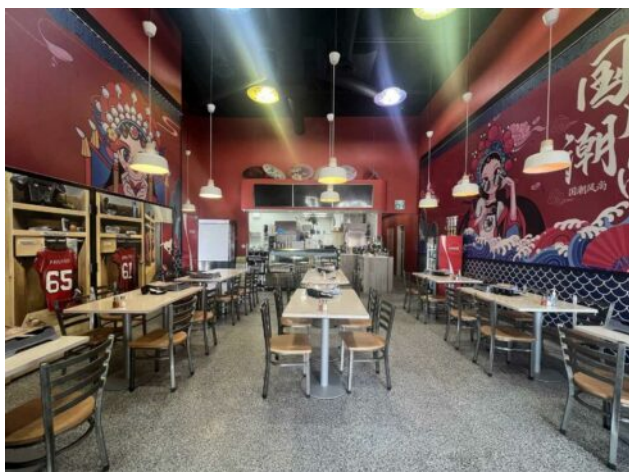


MLS # A2266812

Calgary, Alberta

\$119,000



Division:	Calgary
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,532 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Well-equipped, fully built-out restaurant in a central location — ideal for a wide variety of cuisines including Chinese, Korean, Japanese, Italian, and more. Restaurant with full commercial kitchen: commercial canopy, gas grill, stock pot range, commercial wok range, deep frier, multiple freezers and cooler, multiple display coolers, commercial dishwasher, glasswasher, draft beer dispenser Spacious layout: 1,532 sq ft with 44 indoor seats + 14 patio seats Excellent rent: Gross rent only \$3,315/month (GST included), 8 years remaining Utilities average under \$500/month High ceilings — over 18 ft! Men’s & Women’s washrooms, storage room Ample shared parking available Perfect for: Dine-in and take-out operations Ghost kitchen or central food processing Food Business looking to launch or expand quickly with minimal build-out time Location: easy access to Memorial Dr, Deerfoot, Downtown, Barlow Tr Asset sale only — no financials provided.