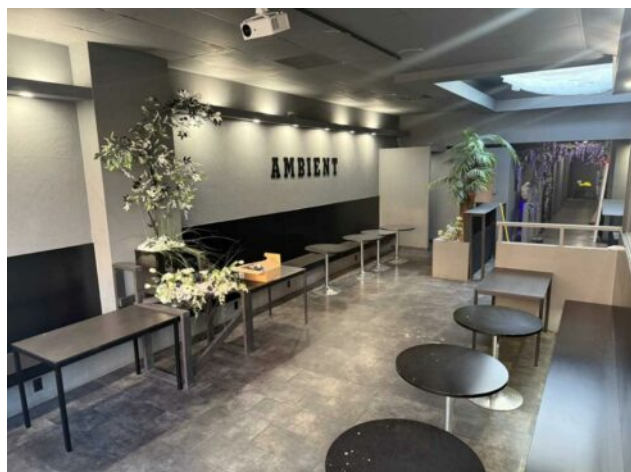


201, 111 2 Avenue SE
Calgary, Alberta

MLS # A2272543



\$50,360

Division: Chinatown

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,518 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Hoodfan

Prime 2,518 sq ft second-floor space available at 111 2 Ave SE, Calgary AB, perfectly situated in a high-traffic area surrounded by several thriving restaurants, cafés, and storefronts. Formerly used as both retail and restaurant, this versatile space is fully equipped for restaurant use, featuring: Existing commercial hood fan Walk-in cooler Functional back-of-house layout suitable for kitchen + prep Open floor area ideal for dining, retail displays, office space or hybrid concepts This is an excellent opportunity for a restaurant, café, bubble tea shop, dessert bar, specialty grocer, or retail concept looking to plug into an established destination area. Additional highlights: Prime downtown location with strong pedestrian and vehicle exposure Surrounded by booming local and national food and beverage operators Easy access for customers and staff Bring your concept and take advantage of existing infrastructure to save on build-out costs and get to market faster.