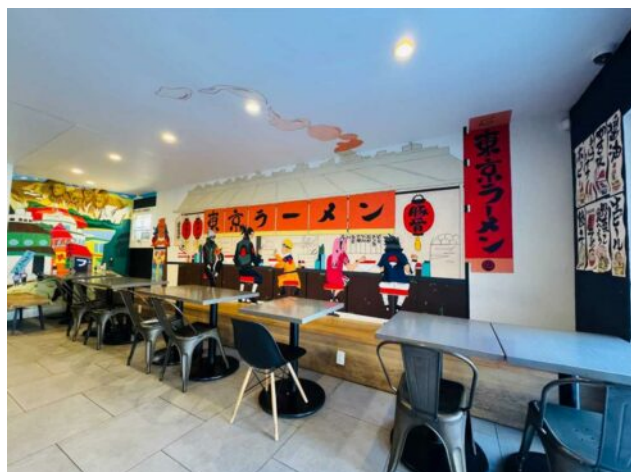


1505 15 Avenue SW
Calgary, Alberta

MLS # A2279684



\$105,000

Division:	Sunalta
Type:	Business
Bus. Type:	Fast Food, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,267 sq.ft.
Zoning:	-

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This is an excellent opportunity to acquire a restaurant located in a free-standing building in a prime location, offering strong visibility and easy customer access. The lease runs until February 28, 2031, with a competitive basic rent plus operating costs of \$5,000 per month. The space can be converted to other cuisine concepts (please note Japanese cuisine and fried chicken concepts are not permitted). With its standalone presence, favorable lease terms, and flexible use options, this restaurant is well suited for operators seeking strong value in a high-demand area. Size 1,267sf + additional 1,000sf basement.