

**78, 7930 Bowness Road NW
Calgary, Alberta**

MLS # A2192165



\$99,900

Division: Bowness

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,073 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Location, Location, and Location! K.F.C (Korean style fried chicken) takeout restaurant in Bowness is for sale! Recently established in a high-traffic strip mall with ample parking spaces, and this spot benefits from neighboring popular tenants such as Food Mart, Pub, Pizza Shop, Dental Clinic, Law Office, and Daycare is opening soon. Across a park, close to major roads and high school to attract more foot traffic. Strategically located in the West, so how about take-out chickens for a picnic at the Bowness Park? or make a quick trip to the mountains? Surrounded by residential communities, and this eatery is getting popular by serving delicious crispy fried chickens (halal certified), and more walk-ins become repeat customers. Perfect layout with large windows, spacious kitchen, huge canopy with 8ft exhaust, newer equipment, lots of storage space, staff's washroom, and a brand-new furnace installed in Nov 2023. Everything is still in excellent condition and ready for a new owner to take it to the next level. Low rent \$3,378/month (GST included) in place, turnkey opportunity, Best value! Selling at much less than replacement cost! Act quick and make it yours today! Please respect the operation of business, and do not visit without an appointment!