

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

DELI/CATERING,RETAIL FOR SALE

Image not found or type unknown



Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta



Listing ID:
24362

MLS ID:
A2112279

\$950,000



 **KIMBERLEY CHAN**
 (403) 560-2890

 Grand Realty
 403-460-3888

 201, 114 3 Avenue SW, Calgary , Alberta T2P 0E7

Transaction Type For Sale	Title Fee Simple	Days On Market 178
Business Name Something More	Business Type Deli/Catering,Retail	Zoning DC (pre 1P2007)
Subdivision Chinatown	Building Type Condo Complex,Retail,Walk-up	Year Built 1992
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 0110720	Building Area (Sq. Ft.) 2382.00	Building Area (Sq. M.) 221.29
Construction Type Brick,Concrete	Roof Flat Torch Membrane	Foundation Poured Concrete
Commercial Amenities Emergency Lighting,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Freezer(s),Kitchen,Lunchroom,Parking-Extra,Yard Drainage	Access to Property Accessible to Major Traffic Route,Allowed Access,Direct Access,Major Shopping Nearby,Mixed,On Major Traffic Route,Paved Lane,Public Transportation Nearby	Inclusions Please check supplement for equipment list
Restrictions None Known	Reports Chattel/Equipment,Floor Plans,Legal Description	

Located in central downtown, Chinatown area. 2382 sq. Ft. Front door access retail store currently is operated under Something More BBQ store. This store has been recently repainted interior with new torch on flat roof (2022), fire panel (2023). It is operated as BBQ store for 20 years with loyal customers. Condo fee is \$1769.78/ month that includes building insurance, electricity of common area, garbage & snow removal. Please check supplements for equipment list. Great for family investment opportunity.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.