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## THIS RARE OPPORTUNITY TO RUN YOUR FOOD BUSINESS IN A PRIME DOWNTOWN LOCATION HAS MANY...

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Commercial Real Estate > Commercial Property for Lease

LocationListing ID:MLS ID:Calgary, Alberta26091A2148160

\$299,000



- **△** SAYMAH CHAUDHRY
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- □ Century 21 Bravo Realty
- **403-250-2882**
- 🛱 Calgary , Alberta

**Transaction Type** 

For Lease

**Lease Frequency** 

Monthly

**Sub Lease** 

1

Property Type Commercial

Building Area (Sq. M.)

220.46

Reports Leases **Days On Market** 

49

Lease Term Renewal Option

Year Built

1990

**Property Sub Type** 

Retail

Inclusions

Seller to provide equipment list

Lease Amount

6575.00

Lease Term Remaining

36

Structure Type

Retail

**Building Area (Sq. Ft.)** 

2373.00

Restrictions

Landlord Approval, Lease Restriction

This rare opportunity to run your food business in a prime downtown location has many opportunities. With a 90-seat dining room capacity and already existing bar, this restaurant has the potential for small parties, events and other opportunities. Boost sales with a liquor license! You could even sublease part of the space as there are two separate entrances, access to both bathrooms and a potential for a partition wall. Enjoy a full commercial kitchen with 16 ft canopy, all cooking equipment, walk-in cooler, walk-in freezer and lots of storage space. There is potential to convert a second independent canopy. Parking is available (upon application) at the rear of the business for ease of unloading/loading inventory. Capture lots of patrons because multiple businesses in surrounding area, walking distance to high-density apartments, office buildings and hotels, and only one block away from the C-train station. Free parking after 6 pm and on the weekends! Reasonable rent for this 2373 sq ft space at \$6,575/month with 3 years remaining and two 3 year options to renew. Currently exclusive rights for Steakhouse, Pizza, Indian cuisine and Pakistani cuisine with potential for food conversion except for Korean Fried Chicken, pending landlord approval. Business is turnkey-ready! Just waiting for YOU.

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