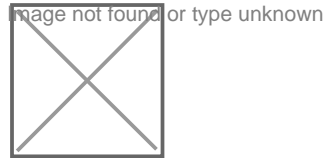


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
26091


MLS ID:
A2148160

\$299,000



 **SAYMAH CHAUDHRY**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type For Lease	Days On Market 49	Lease Amount 6575.00
Lease Frequency Monthly	Lease Term Renewal Option	Lease Term Remaining 36
Sub Lease 1	Year Built 1990	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 2373.00
Building Area (Sq. M.) 220.46	Inclusions Seller to provide equipment list	Restrictions Landlord Approval, Lease Restriction
Reports		
Leases		

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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