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## FOOD & BEVERAGE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
26116


**MLS ID:**  
A2149291

**\$299,000**



 **SOON THIEU**  
 (403) 547-8401

 **First Place Realty**  
 403-547-8401

  
99999 SAGE VALLEY Avenue NW, Calgary , Alberta T3R 1T8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 48	<b>Lease Amount</b> 7860.00
<b>Lease Frequency</b> Monthly	<b>Sub Lease</b> 1	<b>Zoning</b> C1
<b>Subdivision</b> Sage Hill	<b>Building Type</b> Retail	<b>Year Built</b> 2018
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 00101	<b>Building Area (Sq. Ft.)</b> 1670.00	<b>Building Area (Sq. M.)</b> 155.15
<b>Lot Size (Sq. Ft.)</b> 1670	<b>Lot Size (Acres)</b> 0.04	<b>Footprint (Sq. Ft.)</b> 1670
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Commercial Amenities</b> Exhaust Fan(s)
<b>Inclusions</b> SELLER PROVIDES A LIST OF EQUIPMENT	<b>Restrictions</b> Building Restriction,Call Lister	<b>Reports</b> Financial Statements,Floor Plans,Formal Lease

Asia Cuisine Family Restaurant in Sage Valley, North West Calgary for sale\*\* Are you craving the rich, vibrant flavours of traditional Asia cuisine? Look no further than Asia Restaurant, nestled in the heart of Sage Valley, North West Calgary. With four years of dedicated service, this restaurant has become a beloved culinary destination for locals and visitors alike. Spanning 1670 sq.ft, 45 seat capacity. This family Restaurant is equipped with top-of-the-line commercial kitchen equipment, ensuring every dish is prepared with precision and authenticity. Whether you're in the mood for aromatic pho, the most popular dish everyone loves, or delicate spring rolls, Asia Cuisine Family Restaurant promises to deliver a dining experience that satisfies every palate. \*\*Prime Location\*\* Conveniently situated amidst a bustling community of apartments and residences, Asia Cuisine Family Restaurant enjoys a steady stream of foot traffic, making it a prime spot for both lunchtime escapes and evening dining. The restaurant's welcoming ambiance and attentive service create the perfect setting for gatherings with friends, family dinners, or even a cozy date night. For those seeking a turnkey business opportunity, Asia Cuisine Family Restaurant presents an ideal prospect. Fully licensed for liquor, it offers the added advantage of serving a wide range of beverages to complement its delectable menu. Whether you're a seasoned restaurateur or someone dreaming of owning a family-operated business, Asia Cuisine Family Restaurant provides the foundation for success in Calgary's vibrant culinary scene. Visit our Restaurant in Sage Valley and indulge in a culinary journey that celebrates tradition and quality. For more information or to schedule a viewing, contact us today and seize this golden opportunity to own a piece of Calgary's thriving restaurant landscape.

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