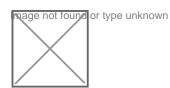


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## FOOD & BEVERAGE , RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 26128

MLS ID: A2149015

\$229,000



- A PHIL YAN
- **403)** 460-3888
- **403-460-3888**
- 🛍 123 Any Street , Calgary , Alberta T2G 5J8

**Transaction Type** 

For Lease

**Days On Market** 

30.00

46

Lease Frequency

Annually

Subdivision Chinatown

**Building Type** Commercial Mix

**Property Type** 

**Lease Amount** 

Year Built

1973

Structure Type

Commercial

**Property Sub Type** 

Building Area (Sq. Ft.) 1965.00

Retail

Building Area (Sq. M.)

182.55

Inclusions

**Business** 

Restrictions Reports N/A Call Lister None

Situated in the heart of downtown Calgary, this restaurant benefits from a high foot traffic area with numerous commercial buildings and office employees nearby, ensuring a steady stream of potential customers. Spanning 1,965 square feet, features a basic rent of \$30 per square foot, making it an attractive investment in a bustling commercial area. Currently operating as a Chinese restaurant, can be converted into any other type of dining establishment. Equipped with a commercial kitchen, including a walk-in cooler and freezer, and an impressive ventilation system over 14 feet in length, perfect for any cooking requirements. The downstairs storage area is provided free of charge, offering ample space for inventory and supplies. This is a turnkey operation with the potential for growth in a highly desirable location.

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