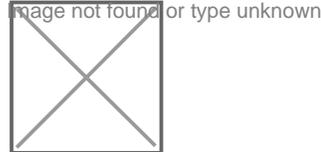


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FOOD & BEVERAGE ,MIXED,RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
26180

MLS ID:
A2143516

\$149,900



 **RAMAN CHAHAL**
 (403) 455-5215

 RE/MAX Crown
 403-455-5215

 2114, 3730 108 Avenue NE, Calgary , Alberta T3N 1V9

Transaction Type For Lease	Days On Market 42	Lease Amount 29.00
Lease Frequency Annually	Zoning DC	Subdivision Stoney 3
Building Type Commercial Mix	Year Built 2018	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 1912139
Building Area (Sq. Ft.) 3230.00	Building Area (Sq. M.) 300.07	Inclusions Equipment list to be provided with LOI
Restrictions Airspace Restriction,Restrictive Covenant,Utility Right Of Way	Reports None	

Prime opportunity to own a turn-key restaurant in a high traffic commercial plaza loaded with office employees supplying a steady stream of potential customers. This restaurant is located at the intersection of 108 Ave NE & 36 Street NE, near Cityscape and Skyview; both highly sought after neighbourhoods with a dense population! Spanning 3,230 square feet, features a basic rent of \$29/sqft + Op Costs, making it an attractive investment in a bustling commercial area. This 2-storey restaurant has large frontage for your business signage, plenty of customer parking and the 2nd level has unobstructed City & Mountain Views. This restaurant is outfitted with 2 kitchens (1 on the main and 1 on the 2nd level) for quick and reliable customer service. Upstairs has 2 deep walk-in coolers, an office space for management and additional storage. High End Finishings | Open Floor Plan | Customer Seating on Both Levels | 22ft Ceilings | Ample Customer Parking | Welcoming Display for Take-Out Customers | Spacious Cash Desk/Hostess Station.

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.