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## 1256 17 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
27254


**MLS ID:**  
A2186549

**\$299,000**



 **SOON THIEU**  
 (403) 650-1488

 First Place Realty  
 403-547-8401

 1256 17 Avenue SW, Calgary , Alberta T2T 0B8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 21	<b>Lease Amount</b> 10000.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option	<b>Lease Term Remaining</b> 96
<b>Sub Lease</b> 1	<b>Subdivision</b> Beltline	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1958	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 16318.22	<b>Building Area (Sq. M.)</b> 1516.00
<b>Footprint (Sq. Ft.)</b> 1516	<b>Cooling</b> Full	<b>Heating</b> Forced Air,Natural Gas
<b>Lot Features</b> Corner Lot	<b>Access to Property</b> Direct Access	<b>Inclusions</b> SELLER WILL PROVIDES WHEN OFFER RECEIVE
<b>Restrictions</b> Call Lister,Landlord Approval	<b>Reports</b> Leases	

Are you an investor or a family seeking a thriving business opportunity in Calgary? Look no further! This 1516 sq. ft. Mediterranean restaurant, located on the bustling **\*\*Red Miles Street, 17th Ave SW\*** Calgary-AB, offers an incredible chance to own a successful franchise in one of the city's most vibrant and high-traffic areas. Situated on a highly visible **\*\*corner lot\*\*** in Calgary's popular 17th Ave SW, this restaurant benefits from heavy foot and vehicle traffic, making it a hotspot for locals and visitors alike.- Join a proven and established franchise system offering healthy, delicious Mediterranean cuisine. Benefit from brand recognition, operational support, and marketing resources. Fully equipped and operational, this restaurant is ready for you to take over and start earning from day one. Mediterranean cuisine is in high demand for its fresh, flavorful, and health-conscious menu options, appealing to a wide range of customers. The business currently operates with a team of **\*\*4 trained staff members\*\***, ensuring a smooth transition for new ownership. Open daily, the restaurant captures consistent revenue from both weekday and weekend traffic. Whether you're an experienced entrepreneur, a first-time business owner, or a family looking for a stable income, this opportunity is perfect for you. This business is an excellent option for individuals seeking to establish themselves in Canada through investor immigration programs. Don't miss this rare opportunity to own a thriving Mediterranean restaurant in a prime Calgary location. For more information or to schedule a viewing.

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