

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.

## RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
28309

**MLS ID:**  
A2148937

**\$309,800**



 **JIM LEE**  
 (403) 617-0438

 Century 21 Bravo Realty  
 403-250-2882

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 202	<b>Lease Amount</b> 8983.00
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 1977	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 2106.00
<b>Building Area (Sq. M.)</b> 195.65	<b>Inclusions</b> SELLER TO PROVIDE EQUIPMENT LIST	<b>Restrictions</b> Landlord Approval

#### Reports

Formal Lease

Location, location, location! This profitable Asian cuisine restaurant is located in a prominent strip mall with tens of thousands of daily passing traffic on main 16 Ave N, with FREE surface parking & underground parking for their patrons plus 2 for staff. This 2,106 SF tastefully designed restaurant seats 80 patrons with liquor license. Nothing is missing in this Chef's dream of an OPEN design commercial kitchen with TWO separate canopies (6 foot and 12 foot) with all cooking commercial equipment, walk-in cooler and freezer, "French door" stainless steel standing freezer, sandwich board work counters with underneath coolers. Extra storage with dry storage room and back door for ease of unloading inventory. Front reception counter, with "bar style" area with two sinks, ice maker and commercial glass washer machine. Also two updated bathrooms and outside sink for patrons. Lease was just renewed recently and is around \$9,000.00/month with opt. cost included, just utilities to be paid by Tenants. Food menu maybe converted pending Landlord's approval. This business is turn key ready and waiting for the right owner, with seller willing to stay to familiarize new buyer.

**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.