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## FOOD & BEVERAGE ,RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
28312

**MLS ID:**  
A2149015

**\$199,000**



 **PHIL YAN**  
 (403) 460-3888

 Grand Realty  
 403-460-3888

 123 Any Street , Calgary , Alberta T2G 5J8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 199	<b>Lease Amount</b> 30.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Chinatown	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1973	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1965.00	<b>Building Area (Sq. M.)</b> 182.55
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> 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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