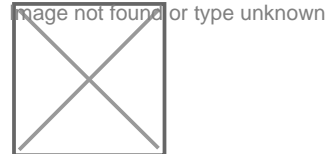


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503 6 STREET SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
29294

MLS ID:
A2193372

\$199,999



 **SARTHAK SHARMA**

 Real Estate Professionals Inc.
 403-547-4102

 503 6 STREET SW , Calgary , Alberta T2P 1X4

Transaction Type For Lease	Days On Market 14	Lease Amount 4257.72
Lease Frequency Monthly	Subdivision Downtown Commercial Core	Year Built 1968
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1241.00	Building Area (Sq. M.) 115.29	Inclusions EQUIPMENT LIST
Restrictions Landlord Approval	Reports Chattel/Equipment	

This is a rare opportunity to own a fully operational, turnkey Middle Eastern restaurant in the heart of Downtown Calgary, which has been successfully running from the last 20 years with a 10-year lease at an excellent rental rate and two free underground parking spots. The location offers strong pedestrian and vehicle traffic, surrounded by residential buildings, major franchises like Tim Hortons, and a college campus. The space features recent upgrades, including a new HVAC system and a walk-in freezer, with a seating capacity of 50 (30 indoor and 20 on a beautiful patio). Meticulously maintained kitchen equipment makes it ready for immediate operations, making this a prime business asset/lease sale perfect for any new owner to step in and start right away!

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