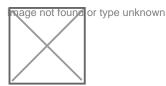


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 825 12 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 30166

MLS ID: A2209530

\$369,000



△ NORM XU

- **(403)** 400-7007
- **800-899-1217**
- 825 12 Avenue SW, Calgary , Alberta T2R 0J3

**Transaction Type** 

For Lease

**Days On Market** 

99

**Lease Amount** 

2855.00

Lease Frequency

Monthly

Subdivision

Beltline

Year Built 1969

Structure Type

High Rise (5 stories)

Property Type Commercial **Property Sub Type** 

**Business** 

Building Area (Sq. Ft.)

729.00

Building Area (Sq. M.)

67.73

Inclusions

Please contact the listing agent

Restrictions Reports
Landlord Approval None

Well-Established Restaurant for Sale – Prime Downtown Location Take advantage of this rare opportunity to own a long-standing restaurant with over 20 years of successful operation. Known for its award-winning Butter Chicken, voted one of the best in Calgary, this 729 sq. ft. space features a full commercial kitchen and an efficient layout ideal for dine-in and takeout service. Located in a high-density downtown area, the restaurant is surrounded by multifamily residential and commercial buildings, with Safeway just across the street. Customers benefit from ample street parking and convenient access to the Safeway parking lot. The base rent is \$2,855.25 plus GST, offering competitive value for this size and location. The current lease runs through the end of 2028, providing stability for a new owner to build on the existing reputation or introduce a fresh concept. Whether you're expanding your portfolio or stepping into your first restaurant venture, this is a proven space in a vibrant, high-traffic location. For further details, a Non-Disclosure Agreement (NDA) is required. Showings are by appointment only—please do not approach staff directly. Don't miss this rare opportunity to own a popular and well-located restaurant in the heart of the city.

**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.

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