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## RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta

**Listing ID:**  
30268


**MLS ID:**  
A2212835

**\$18**



 **DAN DUONG**  
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 4206 Macleod Trail S, Calgary , Alberta T2G 2R7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 126	<b>Lease Amount</b> 18.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Manchester Industrial	<b>Year Built</b> 1974
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 4700.00	<b>Building Area (Sq. M.)</b> 436.64	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

A high-traffic, 4,700 SF turn-key restaurant space is available for lease on Macleod Trail South, located within the Amenida Residence Hotel. This fully built-out space features two 16-foot commercial canopies, one walk-in cooler, and two walk-in freezers, making it ideal for immediate operation. With a seating capacity of over 180 guests and lease rates well below market, this is a rare opportunity to secure a premium restaurant location without the usual build-out costs. All utilities are included in the CAM fees, providing further value. The landlord is specifically seeking tenants offering Asian-style cuisine to complement the area and the hotel's clientele.

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