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## A, 4707 17 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
30992


**MLS ID:**  
A2231802

**\$139,900**



 **JAY TUNG**  
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 Grand Realty  
 403-460-3888

 A, 4707 17 Avenue SE, Calgary , Alberta T2A 0T9

|   |                                    |   |
|---|------------------------------------|---|
| <b>Transaction Type</b><br>For Lease    | <b>Days On Market</b><br>172       | <b>Lease Amount</b><br>21.50              |
| <b>Lease Frequency</b><br>Annually      | <b>Zoning</b><br>MU-1 f3.0h16      | <b>Subdivision</b><br>Forest Lawn         |
| <b>Year Built</b><br>1972               | <b>Structure Type</b><br>Retail    | <b>Property Type</b><br>Commercial        |
| <b>Property Sub Type</b><br>Business    | <b>Legal Plan</b><br>616LK         | <b>Building Area (Sq. Ft.)</b><br>1633.00 |
| <b>Building Area (Sq. M.)</b><br>151.71 | <b>Lot Size (Sq. Ft.)</b><br>32916 | <b>Lot Size (Acres)</b><br>0.76           |
| <b>Inclusions</b><br>N/A                | <b>Restrictions</b><br>None Known  | <b>Reports</b><br>None                    |

Fantastic opportunity to own a turn-key restaurant in a prime location! This well-established business has many loyal dine-in and take-out customers. Steady sales with strong potential for growth, and the current owner is willing to provide training for a smooth transition. Located in a high foot-traffic area with excellent visibility on International Avenue. The property is equipped with a full commercial kitchen, making it easy to continue operations or convert to another food and beverage concept if desired. 5 years remaining on the lease. Don't miss out—contact your favorite Realtor for more details!

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