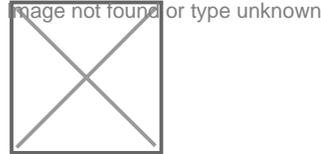


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BAR/TAVERN/LOUNGE, DELI/CATERING, FOOD & BEVERAGE , RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
31356

MLS ID:
A2238435

\$150,000



 **SAM PATEL**
 (587) 582-6032

 First Place Realty
 403-547-8401

 123 Food Street SW, Calgary , Alberta T2P 2W2

Transaction Type For Lease	Days On Market 183	Lease Amount 9104.00
Lease Frequency Monthly	Lease Term Remaining 32	Subdivision Downtown Commercial Core
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 2945.00	Building Area (Sq. M.) 273.60	Inclusions Equipment List will be provided on request.
Restrictions Call Lister, Landlord Approval	Reports Chattel/Equipment, Financial Statements	

Fantastic opportunity to acquire an independent Thai delicacy restaurant ideally situated on a high-traffic street in Calgary's dynamic downtown core. Spanning 2,945 sq. ft., this well-designed space features a buffet area, full-service bar, generous seating capacity, and a performance stage ideal for live music and entertainment. The interior includes a stylish dining area, bar seating with televisions, gender-specific washrooms, and a fully equipped commercial kitchen with a 10 ft canopy—built for efficient, high-volume Thai cuisine preparation. Ample storage space supports seamless operations and inventory management. The current lease is priced at \$9,104/month approximately including operating costs, with one designated parking stall and ample street parking available nearby. A walk-in cooler located on the main floor is included in the sale but is currently not operational; a repair quote ranges from \$3,000 to \$5,000. This is a turnkey opportunity perfect for restaurateurs or investors looking to step into Calgary's thriving culinary scene. *** A non-disclosure agreement (NDA) is required prior to releasing detailed financials and business information. *** This is a Business Assets Sale – Real Estate is not included. ***

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