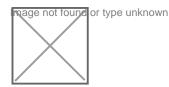


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 78, 7930 BOWNESS ROAD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31399

MLS ID: A2241290

\$79,900



**△** MINGU KYOUNG

(403) 253-5678

■ MaxWell Capital Realty

**403-253-5678** 

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78, 7930 Bowness Road NW, Calgary , Alberta  $\,$  T3B 0H3  $\,$ 

**Transaction Type** 

For Lease

**Days On Market** 

57

**Lease Amount** 

3378.00

Year Built

**Lease Frequency** 

Monthly

Subdivision Bowness

2023

**Structure Type** 

Retail

**Property Type**Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

1072.00

Building Area (Sq. M.)

99.59

Inclusions N/A

Restrictions
Landlord Approval

Reports Leases

Location, Location, and Location! K.F.C (Korean style fried chicken) takeout restaurant in Bowness is for sale! Recently established in a high-traffic strip mall with ample parking spaces, and this spot benefits from neighboring popular tenants such as Food Mart, Pub, Pizza Shop, Dental Clinic, Law Office, and Daycare is opening soon. Across a park, close to major roads and high school to attract more foot traffic. Strategically located in the West, so how about take-out chickens for a picnic at the Bowness Park? or make a quick trip to the mountains? Surrounded by residential communities, and this eatery is getting popular by serving delicious crispy fried chickens (halal certified), and more walk-ins become repeat customers. Perfect layout with large windows, spacious kitchen, huge canopy with 8ft exhaust, newer equipment, lots of storage space, staff's washroom, and a brand-new furnace installed in Nov 2023. Everything is still in excellent condition and ready for a new owner to take it to the next level. Low rent \$3,378/month (GST included) in place, turnkey opportunity, Best value! Selling at much less than replacement cost! Act quick and make it yours today! Please respect the operation of business, and do not visit without an appointment!

**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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