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## RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
31584

**MLS ID:**  
A2245562

**\$150,000**



 **PREET CHAWLA**  
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 403-554-8736

 **Calgary , Alberta**

|  |   |  |
|--|---|--|
| <b>Transaction Type</b><br>For Lease                                       | <b>Days On Market</b><br>24                     | <b>Lease Amount</b><br>40.00   |
| <b>Lease Frequency</b><br>Monthly  | <b>Structure Type</b><br>Low Rise (2-4 stories) | <b>Property Type</b><br>Commercial   |
| <b>Property Sub Type</b><br>Business                                       | <b>Building Area (Sq. Ft.)</b><br>1741.00       | <b>Building Area (Sq. M.)</b><br>161.74                                      |
| <b>Inclusions</b><br>All Business Fixtures as seen in property, Negotiable | <b>Restrictions</b><br>See Remarks              | <b>Reports</b><br>Audited Financial Statements, Financial Statements, Leases |

An exceptional opportunity to own a well-established franchise restaurant at one of Calgary's busiest intersections, with over 26,000 vehicles passing daily. This corner unit offers incredible visibility and a loyal, repeat customer base. Serving a popular mix of quick-service Asian cuisine and subs, the restaurant benefits from consistent foot traffic, making it a hot spot for both local residents and students. Strategically located near multiple schools, this location enjoys regular lunch orders from nearby students, adding a steady stream of business. The surrounding residential areas further boost the potential for continued success and growth. The 1,700 sq. ft. space is fully equipped to handle high-volume service and is designed to provide an efficient yet inviting dining experience. The business is for sale with the assignment of the lease—no real property is being sold. Please note, the lease holder is the master franchise, and they ARE open to change of use subject to financial verification of the buyers by the master lease holder. Please note: Do not approach staff or the business directly. This is a rare opportunity to own one of the most prime restaurant locations in Calgary!

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