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## 123 ANY STREET SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
31596


**MLS ID:**  
A2245755

**\$788,000**



 **ED KWAN**  
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 **First Place Realty**  
 403-547-8401

 123 Any Street SW, Calgary , Alberta T2P 1J9

**Transaction Type**

For Lease

**Days On Market**

68

**Lease Amount**

16.00

**Lease Frequency**

Annually

**Subdivision**

Downtown Commercial Core

**Year Built**

1980

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Retail

**Inclusions**

Furniture and utensil that can host a 700 person dinner banquet at one time, kitchen equipment and facilities to separate the space with dividers to host multiple functions/parties at the same time. Audio, Video equipment. Office equipment, video monitor system, Bar equipment, kitchen equipment.

**Building Area (Sq. Ft.)**

17000.00

**Building Area (Sq. M.)**

1579.34

**Restrictions**

None Known

**Reports**

None

Large Banquet Facility in Calgary. Accommodates 700 people with full kitchen and catering. Suitable for multi-days wedding parties, birthday parties, political conventions, community association events, award ceremonies, Corporate Events, Church Function, Theme Parties, Benefits/Fundraisers, Private Parties, etc...this is a profitable business. The restaurant has a capacity of 700 seating at one time, so for the larger events, this is like a monopoly. With the year ahead bookings, investor will recover the purchase price in 2 years time. 17,000sf, low lease rate of \$16/sf. Suitable for operators with banquet experience . To set up such a 17,000 sf space will cost \$1.2M to \$1.5M, but now you can get this built out for half the price. The condition is good, no renovation required in the next few years.

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