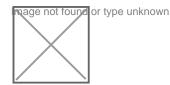


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

- **(403)** 397-6667
- First Place Realty
- **403-547-8401**
- 123 Any Street SW, Calgary , Alberta T2P 1J9

**Transaction Type** 

**Days On Market** 

**Lease Amount** 

For Lease

68

16.00

**Lease Frequency** 

Subdivision

Year Built

Annually

**Downtown Commercial Core** 

Property Sub Type

Structure Type

Property Type

Retail

1980

Mixed Use

Commercial

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

Building Area (Sq. Ft.)

17000.00

Building Area (Sq. M.)

1579.34

equipment, kitchen equipment.

Restrictions

Reports

None Known 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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