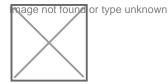




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **RESTAURANT FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



Location Calgary, Alberta Listing ID:

32117

MLS ID:

A2256967

\$249,999



 $\stackrel{\circ}{\simeq}~$  SAM KIM

**2** (403) 247-7770

□ CIR Realty

**403-247-7770** 

🖒 Calgary , Alberta

Transaction Type

For Lease

**Lease Frequency** 

Monthly

Structure Type

Retail

Building Area (Sq. Ft.)

1061.00

Restrictions

None Known

Days On Market

30

**Building Type** 

Commercial Mix,Low Rise (2-4

stories),Retail

**Property Type** 

Commercial

Building Area (Sq. M.)

98.57

Reports

None

**Lease Amount** 

1790.44

Year Built

1980

**Property Sub Type** 

Mixed Use

Inclusions

N/A

Turnkey Restaurant Opportunity! Established and profitable restaurant available for sale with annual sales exceeding \$600,000 and Generates approximately \$100,000 in net income annually. Located in a prime area with 1,061 sq. ft. of space and 30 seats, this business offers an inviting atmosphere and a proven concept. • VERY LOW RENT: ONLY \$2,300/ month (\$1,790.44 + operating costs) with separate utilities. • Strong lease in place until September 2027, with a 5-year option to renew. • Open 7 days a week, 11 AM – 11 PM, offering excellent growth potential. • Currently run by an ABSENTEE OWNER, making this a perfect investment or hands-on opportunity. • Successfully operating for 2.5 years with consistent revenue. Don't miss this chance to own a well-established business with great cash flow and long-term stability!

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