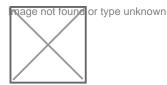


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **FAST FOOD, FOOD & BEVERAGE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 32126

MLS ID: A2256981

\$80,000



- A MICHAEL HYDE
- (403) 818-4716
- Real Estate Professionals Inc.
- **403-547-4102**

rM1

101, 136 17 Avenue NE, Calgary, Alberta T2E 1L6

**Transaction Type** 

For Lease

**Days On Market** 

2067.95

**Lease Amount** 

Lease Frequency

Monthly

**Sub Lease** 

Year Built

**Property Sub Type** 

1980

Tuxedo Park

28

Subdivision

**Building Type** Mixed Use

Structure Type Mixed Use

**Property Type** 

Commercial

Building Area (Sq. Ft.)

1020.00

Building Area (Sq. M.)

94.76

**Parking** 

Mixed Use

Inclusions

equipment list ,addendum [1]

Restrictions

Landlord Approval

Reports Financial Statements, Floor Plans, Formal

Lease

Clean an fresh, Sales increasing, Turn Key retail business in Central location, Ice cream, coffee, snacks, specialty food, Business is 15 months old, sales are increasing month over month, easily managed by one person, designated parking stall, with plenty of free parking on the street, wide side walk for outside tables, large washroom, Private kitchen area, storage closet. Includes all equipment, . Low monthly gross rent of \$2068 includes all utilities, air conditioned. Business could be expanded for niche markets. Great for children's parties or group meetings. 44 months remaining on lease with option to renew. Asset sale, Business name not included in sale.

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