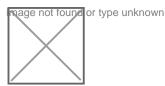


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## FOOD & BEVERAGE , RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 32392

MLS ID: A2261708

\$650,000



- SYDNEY ENG
- **(403) 836-1359**
- □ Century 21 Bravo Realty
- **403-250-2882**
- Calgary , Alberta

**Transaction Type** 

For Lease

**Days On Market** 

64

**Lease Amount** 

9870.25

Lease Frequency

Monthly

**Building Type** 

Commercial Mix, Major Shopping, Mixed Use, Retail, Street Level Storefront

Year Built 2014

Structure Type

Mixed Use

Property Type Commercial Property Sub Type

**Business** 

Building Area (Sq. Ft.)

2900.00

Building Area (Sq. M.)

269.42

Inclusions N/A

Restrictions
None Known

Reports None

An incredible opportunity to own a well-established Vietnamese restaurant located in one of Calgary's most trendy and high-traffic communities. Surrounded by vibrant residential developments and just steps from an LRT station, this location offers excellent visibility and is a strong, pedestrian friendly district. This beautifully modern space is housed in a newer building, featuring stylish interior finishes that create a welcoming and contemporary dining atmosphere. The professionally designed kitchen boasts an efficient layout with a logical workflow, allowing for high productivity and ease of operation—perfect for dine-in, takeout, or delivery service. With a reputation for consistent food quality and authentic Vietnamese cuisine, this restaurant has cultivated a loyal customer base and enjoys strong repeat business. Whether you're an experienced operator or an investor looking for a turnkey opportunity in Calgary's best neighborhood, this is a rare chance to step into a thriving business. Don't miss this prime location with outstanding foot traffic, visibility, and built-in demand!

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