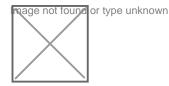


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **RESTAURANT FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

32975

MLS ID: A2272057

\$239,900



<sup>△</sup> HAPPE DHILLON

**(403)** 455-5215

**403-455-5215** 

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400, 5075 Falconridge Boulevard NE, Calgary , Alberta T3J 3K9

**Transaction Type** 

For Lease

**Lease Frequency** 

Annually

Building Type

Free-Standing

Property Type Commercial

Building Area (Sq. M.)

306.58

Reports None **Days On Market** 

16

Zoning

C-C2 f1.0h18

Year Built 2004

**Property Sub Type** 

**Business** 

Inclusions N/A Lease Amount

38.00

Subdivision

Falconridge

Structure Type

Mixed Use

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

3300.00

Restrictions

None Known

Discover an exceptional turnkey restaurant opportunity in NE Calgary! This well-designed 3,300 sq.ft. free-standing building offers seating for 148 guests and comes fully equipped with a complete commercial kitchen and full furniture package, allowing a new owner to start operations quickly and efficiently. The space previously operated as an East Indian restaurant (currently not in operation) and can be switched to a new cuisine concept with the landlord's approval. With excellent visibility, ample free parking, and a spacious layout, this prime, high-traffic location is a standout opportunity to bring your culinary vision to life. Lease rate: \$38/sq.ft., plus operating costs.

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