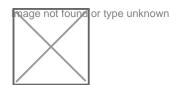


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 436, 1919 SIROCCO DRIVE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 33001

MLS ID: A2272374

\$349,999



△ CAIFFY NAGPAL

**(403)** 618-8393

Highline Real Estate Inc.

**403-618-8393** 

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436, 1919 Sirocco Drive SW, Calgary , Alberta T3H 2Y3

**Transaction Type** 

Lease Frequency

For Lease

**Days On Market** 

5849.42

Monthly

Subdivision Christie Park

13

Building Type
Commercial Mix

**Lease Amount** 

Year Built

1990

**Structure Type** 

Retail

1087.00

Property Type Commercial

Building Area (Sq. M.)

**Property Sub Type** 

Retail

Building Area (Sq. Ft.)

. . .

100.98

Inclusions

As Is Where Is

Restrictions

Landlord Approval, Restrictive Use

Clause

Reports

Formal Lease

Rare Opportunity. Turn Key Indian Restaurant Business For Sale . Highly visible location along Sirocco Drive SW with steady vehicle and pedestrian traffic. Strong tenant mix including Pizza Hut, Circle K, Signature Palace Restaurant, and other local amenities. Surrounded by dense residential communities in Calgary's desirable west side. Easily accessible from major routes including 17 Avenue SW and Sarcee Trail. Current rent per month is \$5849.42 (incl. Property taxes, Op Costs & Management Fees). Showings by appointments only.

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