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## 436, 1919 SIROCCO DRIVE SW FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33001

**MLS ID:**  
A2272374

**\$315,000**



 **CAIFFY NAGPAL**  
 (403) 618-8393

 Highline Real Estate Inc.  
 403-618-8393

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 104	<b>Lease Amount</b> 5849.42
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Christie Park	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1990	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1087.00	<b>Building Area (Sq. M.)</b> 100.98
<b>Inclusions</b> As Is Where Is	<b>Restrictions</b> Landlord Approval, Restrictive Use Clause	<b>Reports</b> 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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