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## RESTAURANT FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
33141


**MLS ID:**  
A2273977

**\$999,900**



 **PHIL YAN**  
 (403) 460-3888

 Grand Realty  
 403-460-3888

 109, 683 10 Street SW, Calgary , Alberta T2P 0S4

**Transaction Type**

For Sale

**Days On Market**

60

**Business Type**

Restaurant

**Zoning**

DC (pre 1P2007)

**Subdivision**

Downtown West End

**Building Type**

Commercial Mix

**Year Built**

2003

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

0111661

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

1329.00

**Building Area (Sq. M.)**

123.47

**Roof**

Asphalt Shingle

**Foundation**

Poured Concrete

**Cooling**

Central Air

**Heating**

Forced Air,Natural Gas

**Inclusions**

N/A

**Restrictions**

Call Lister

**Reports**

None

This prime main-floor retail unit in Calgary's desirable West End offers 1,329 sq.ft. of versatile commercial space, ideally positioned for both investors and owner-users. Currently operating as a restaurant, the property generates stable income with a monthly rent of \$7,500(including condo fee & property tax ) and a secure lease in place until 2030, plus an additional five-year renewal option. Situated in a high-demand area with excellent visibility and strong surrounding traffic, this turnkey opportunity provides exceptional long-term potential in one of Calgary's most sought-after commercial corridors.

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