

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 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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Business Type</b>
For Sale	60	Restaurant
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
DC (pre 1P2007)	Downtown West End	Commercial Mix
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
2003	Retail	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Retail	0111661	1329.00
<b>Building Area (Sq. M.)</b>	<b>Roof</b>	<b>Foundation</b>
123.47	Asphalt Shingle	Poured Concrete
<b>Cooling</b>	<b>Heating</b>	<b>Inclusions</b>
Central Air	Forced Air,Natural Gas	N/A
<b>Restrictions</b>	<b>Reports</b>	
Call Lister	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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.