

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:**  
33799

**MLS ID:**  
A2282501

**\$139,900**



 **MINGU KYOUNG**  
 (403) 253-5678

 MaxWell Capital Realty  
 403-253-5678

 923 6 Avenue SW, Calgary , Alberta T2P 0V7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 51	<b>Lease Amount</b> 3296.63
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Downtown West End	<b>Year Built</b> 2020
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1144.00	<b>Building Area (Sq. M.)</b> 106.28	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Formal Lease	

[Asset Sale] Fantastic opportunity with a full flexibility to operate your own concept & brand in a prime location of downtown. Lots of improvement had been made in past few years, and last year new flooring and both washrooms were fully renovated. The kitchen is well equipped with 10ft canopy, commercial dishwasher, three deep fryers, grill, 4-burner stove, and ample storage. It offers 1,144 sqft with permitted seating of 37, modern interior, efficient floor plan to manage the entire space with minimal staff. This is a fully licensed restaurant with liquor license. Prime location surrounded by high-density residential condos and office buildings which generate strong foot traffic. The area continues to improve as the local economy gains momentum. Very attractive lease at \$3,296.63/month (Base \$22/sq.ft. + Operating \$12.58/sqft), and the new owner can secure new 5 year lease. Bring your own concept and be the boss of your own restaurant! Tremendous turnkey opportunity! Please do not approach staff and owner!

**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.