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RESTAURANT FOR SALE

Businesses and Franchises for Sale > Business for Sale




Location
Calgary, Alberta



Listing ID:
34545

MLS ID:
A2295896

\$3,650,000



 **ED KWAN**
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 First Place Realty
 403-547-8401

 Calgary , Alberta

Transaction Type For Sale	Days On Market 53	Business Type Restaurant
Zoning CR20-C20/R20	Year Built 1950	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 9900.00
Building Area (Sq. M.) 919.73	Lot Size (Sq. Ft.) 9100	Lot Size (Acres) 0.21
Lot Features City Lot, Flag Lot	Commercial Amenities Cooler(s), Emergency Lighting, Exhaust Fan(s), Floor Drain(s)/Grease Trap(s), Freezer(s), Storefront	Access to Property Direct Access
Inclusions N/A	Restrictions None Known	Reports Pro-Forma, Title

Fully leased stand-alone building in downtown Calgary, offering a 7% return on investment. Net rental income is \$255,000. Located in the central part of the city on Centre Street and Fifth Avenue. The property has a 9,100 sq ft footprint on a lot measuring 65 ft front by 140 ft deep, with CR20-C20/R20 zoning. It has high yield potential and neighbour land assembly options. The total frontage can be extended to 115 ft along 5th Avenue. Situated across from the Bow Tower, it is an excellent holding property with current income, potential for appreciation, and development opportunities.

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