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123 ANY STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
34568

MLS ID:
A2296364

\$519,999



 **EMMY CHU**
 (403) 866-6869

 CIR Realty
 403-291-4440

 123 Any Street , Calgary , Alberta T2A4X7

Transaction Type For Lease	Days On Market 7	Lease Amount 37.00
Lease Frequency Annually	Subdivision Belvedere	Year Built 2016
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 8910358	Building Area (Sq. Ft.) 3075.00	Building Area (Sq. M.) 285.67
Inclusions Contact Listing Agent	Restrictions None Known	Reports Audited Financial Statements,Leases

Turnkey restaurant business asset sale in a busy shopping center, offered at only \$519,999, an EXCEPTIONAL VALUE compared to the approximate \$700,000 originally invested in the build-out and equipment. Well-established with 10 YEARS of PROFITABLE income and STABLE operations, this FULLY EQUIPPED 3,075 sq. ft. restaurant is licensed for 100 seats plus a functional, spacious layout. EXCELLENT LOCATION near major highway and surrounded by dense residential neighborhoods, providing strong EXPOSURE, easy ACCESS, and consistent CUSTOMER TRAFFIC. Outstanding opportunity for owner-operators to acquire a proven business asset at well below replacement cost.

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