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1919 SIROCCO DRIVE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
34636


MLS ID:
A2297360

\$249,000



 **SARTHAK SHARMA**
 (403) 547-4102

 Real Estate Professionals Inc.
 403-547-4102

 1919 Sirocco Drive , Calgary , Alberta T3H 2Y3

Transaction Type For Lease	Days On Market 6	Lease Amount 6060.00
Lease Frequency Monthly	Subdivision Christie Park	Year Built 1990
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1087.00	Building Area (Sq. M.) 100.98	Inclusions EQUIPMENT LIST
Restrictions Landlord Approval	Reports Chattel/Equipment,Formal Lease	

Turnkey Indian restaurant business for sale in a highly visible location along Sirocco Drive SW, situated in a well-established commercial plaza with strong anchor tenants including Circle K and surrounded by dense residential communities in Calgary's desirable west side. This approximately 1,080 sq. ft. fully equipped space features a 15.5 ft commercial canopy, walk-in cooler, and walk-in freezer, offering an excellent opportunity for an owner-operator or investor. The site benefits from steady vehicle and pedestrian traffic with convenient access to 17 Avenue SW and Sarcee Trail. Current monthly rent is \$6060 including everything. Change of concept may be possible with landlord approval. Please note this is a business asset sale only and real estate is not included. All showings by appointment only; do not approach staff or visit the business without prior authorization.

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