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## FOOD & BEVERAGE ,RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta


**Listing ID:**  
35168

**MLS ID:**  
A2308891

**\$299,000**



 **TAEJU LEE**  
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 Royal LePage Solutions  
 403-252-5900

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 7	<b>Lease Amount</b> 5217.13
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 2021	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1647.00
<b>Building Area (Sq. M.)</b> 153.01	<b>Inclusions</b> None	<b>Restrictions</b> Landlord Approval

#### Reports

Financial Statements,Leases

Excellent opportunity to acquire a well-established and highly regarded restaurant in a newer shopping centre in Calgary's desirable SW community. Operating successfully since December 2022, this business has built a strong reputation for quality food, loyal repeat customers, and consistent operations. The restaurant offers seating for approximately 40 guests in a modern, clean, and welcoming dining space suitable for both dine-in and takeout service. The fully equipped commercial kitchen includes a 12-foot hood fan, wok station, deep fryers, burners, prep stations, refrigerators, freezers, and a wide range of equipment to support efficient operations. Located in a high-traffic commercial area with ample parking and surrounded by growing residential communities, the business benefits from excellent visibility and steady customer flow. Currently operated with four full-time employees and one part-time employee, not including the owners. Rent is approximately \$5,217.13 per month including operating costs and GST (as of May 2026), with all utilities separately metered. This is a turnkey opportunity ideal for owner-operators or experienced restaurateurs looking to continue a successful operation or introduce a new concept, subject to landlord approval and existing tenant restrictions. This is an asset sale only and does not include any real estate. The name, location and any additional information of the business will be disclosed only to serious, qualified buyers under confidentiality.

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