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HEALTH FOOD, OTHER FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
35264

MLS ID:
A2311301

\$499,900



 **PHIL YAN**
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 Grand Realty
 403-460-3888

 Calgary , Alberta

Transaction Type For Lease	Days On Market 7	Lease Amount 4200.00
Lease Frequency Monthly	Building Type Commercial Mix	Year Built 1956
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 2500.00	Building Area (Sq. M.) 232.26	Inclusions N/A
Restrictions Call Lister	Reports None	

A premium commercial space built with over \$1 million in renovations and equipment. The sale includes an established processing business along with a complete set of professional equipment, featuring cold-pressed canola oil and flaxseed oil production lines. The facility is equipped with a commercial kitchen suitable for producing a variety of Chinese foods such as dumplings, buns, and mooncakes. The front retail area offers flexible use and can easily be converted into a restaurant to serve fast food and beverages, creating additional revenue opportunities. The business has strong growth potential. Low rent at only \$4,200/month. Approximately 2,500 sq ft plus an additional 1,000 sq ft basement. Convenient location with excellent accessibility. An ideal opportunity for both investors and owner-operators.

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