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## 104, 1851 SIROCCO DRIVE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
35418


**MLS ID:**  
A2314669

**\$150,000**



 **HEE SU KIM**  
 (403) 437-3236

 MaxWell Canyon Creek  
 403-278-8899

 104, 1851 Sirocco Drive SW, Calgary, Alberta T3H 4R5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 10	<b>Lease Amount</b> 4784.50
<b>Lease Frequency</b> Monthly	<b>Zoning</b> 000	<b>Subdivision</b> Signal Hill
<b>Year Built</b> 1999	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 000	<b>Building Area (Sq. Ft.)</b> 1367.00
<b>Building Area (Sq. M.)</b> 127.00	<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval
<b>Reports</b> None		

An outstanding opportunity to acquire a well-established and highly profitable business in one of Southwest Calgary's busiest commercial hubs. Strategically located with excellent visibility and foot traffic, this thriving operation enjoys a strong local following and a consistent stream of revenue. The business is fully equipped with a full commercial kitchen, offering flexibility for a wide range of food and beverage concepts. With a track record of strong sales, low overhead, and potential for further growth through expanded offerings, catering, or franchising, this turnkey operation is ideal for entrepreneurs seeking a proven income-generating venture. All equipment and furnishings are included, making for a seamless transition to new ownership. Don't miss this rare opportunity to own a successful business in a high-demand location.

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