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14, 252 AVIATION BOULEVARD NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


Location
Calgary, Alberta



Listing ID:
35506

MLS ID:
A2316155

\$349,000



 **SAI PATEL**
 (587) 897-4500

 RE/MAX Real Estate (Mountain View)
 403-247-5178

 14, 252 Aviation Boulevard NE, Calgary , Alberta T2E 7H8

Transaction Type For Lease	Days On Market 4	Lease Amount 13701.35
Lease Frequency Monthly	Subdivision Skyline East	Year Built 2014
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 4243.00	Building Area (Sq. M.) 394.18	Inclusions Seller will provide equipment list
Restrictions None Known	Reports Other Documents	

This prime commercial restaurant opportunity is situated at the high-traffic intersection of Deerfoot Trail and McKnight Boulevard within the bustling Aviation Crossing Plaza, providing exceptional visibility and accessibility for your future business. Currently operating as a well-maintained Ricky's All Day Grill, the space showcases a professional, turn-key layout with modern interior finishes and an inviting atmosphere that has already established a positive presence in the community. This is an asset-sale-only acquisition, offering a seamless transition for operators who want to hit the ground running with an existing 165-seat interior capacity and an expansive 79-seat patio for warm-weather service. Because this is an asset-based transaction, the facility offers incredible flexibility; while you benefit from the established infrastructure of the current brand, the space is fully available for you to implement your own vision, concept, and branding, subject to landlord approval.

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