

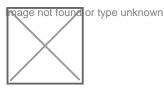
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## **106, 117 MAIN STREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease

Location Chestermere, Alberta Listing ID: 29402 MLS ID: A2194909



\$99,100



- (403) 270-4682
- III PREP Realty
- A03-270-4682

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106, 117 Main Street , Chestermere , Alberta  $\ t1x\ 1v2$ 

<b>Transaction Type</b>	Days On Market	Lease Amount
For Lease	146	5300.00
Lease Frequency	Lease Term	<b>Zoning</b>
Monthly	Renewal Option	DC
Subdivision	<b>Year Built</b>	<b>Structure Type</b>
East Chestermere	2020	Retail
Property Type	Property Sub Type	Legal Plan
Commercial	Business	1210637
Building Area (Sq. Ft.)	Building Area (Sq. M.)	<b>Inclusions</b>
1319.00	122.54	na
<b>Restrictions</b> Board Approval,Building Restriction,Condo/Strata Approval,Development Restriction,Lease Restriction	<b>Reports</b> Leases	

Back on market as approval for a certain restaurant was not authorized by the owners. The uses which can get approved are: Mexican, Greek, Sandwich, Italian, Smoothies. Here's a rare opportunity to open your fast-food restaurant in Chestermere. This business sale comes with all appliances, equipment, furniture, and supplies. There's no need to take over an existing franchise—start fresh with your concept. The fully equipped commercial kitchen ensures efficient operations, while low rent and easy management make this a fantastic, profitable opportunity you won't want to miss! NO PIZZA or INDIAN RESTAURANT (will not get approved)

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