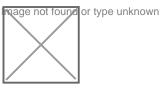


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OPPORTUNITY TO BE YOUR OWN BOSS AND RUN YOUR OWN SHAWARMA BUSINESS OR CONVERT TO ANOTHER FOOD...



Commercial Real Estate > Commercial Property for Lease

LocationListing ID:MLS ID:\$130,000Calgary, Alberta29417A2195072\$130,000



 ➢ JIM LEE ☑ (403) 617-0438
 ☑ Century 21 Bravo Realty ☑ 403-250-2882
🖄 Calgary , Alberta

Transaction Type For Lease

Lease Frequency Monthly

Property Type Commercial

Building Area (Sq. M.) 170.48

Reports Formal Lease Days On Market

Year Built 1972

Property Sub Type Business

Inclusions Seller to provide an asset list Lease Amount 4000.00

Structure Type Retail

Building Area (Sq. Ft.) 1835.00

Restrictions Landlord Approval

Opportunity to be your own boss and run your own Shawarma business or convert to another food concept, pending landlord approval. RENT is only \$4,200/month including GST, just pay for your own utilities. Business is located on busy International Avenue on 17 Ave SE, Calgary, with tens of thousands of daily passing car traffic. Turn key ready business with lots of repeat patrons and Skip/Door Dash platform. Space is 1,835SF with 30 seats and full commercial kitchen equipment. There is a 6 foot canopy at the front counter with sandwich prep table with under mount coolers, "warming station", "cold station", glass door refrigerator and 2 bathrooms. There is an additional 8 foot canopy in the kitchen area, complete with gas range, grill top, commercial refrigerator, freezer, dishwasher, dough mixer and lots of Stainless Steel tables for work space. There is existing air make up unit in the property that allows for Sheesha in the space, subject to verification from City of Calgary. The Lease has another 2 years left with an option to renew! Seller is willing to stay and train the next buyer.

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