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## 78, 7930 BOWNESS ROAD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
31399


**MLS ID:**  
A2241290

**\$79,900**



 **MINGU KYOUNG**  
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 78, 7930 Bowness Road NW, Calgary , Alberta T3B 0H3

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 3378.00	<b>Lease Frequency</b> Monthly
<b>Subdivision</b> Bowness	<b>Year Built</b> 2023	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1072.00
<b>Building Area (Sq. M.)</b> 99.59	<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval
<b>Reports</b> Leases		

Location, Location, and Location! K.F.C (Korean style fried chicken) takeout restaurant in Bowness is for sale! Recently established in a high-traffic strip mall with ample parking spaces, and this spot benefits from neighboring popular tenants such as Food Mart, Pub, Pizza Shop, Dental Clinic, Law Office, and Daycare is opening soon. Across a park, close to major roads and high school to attract more foot traffic. Strategically located in the West, so how about take-out chickens for a picnic at the Bowness Park? or make a quick trip to the mountains? Surrounded by residential communities, and this eatery is getting popular by serving delicious crispy fried chickens (halal certified), and more walk-ins become repeat customers. Perfect layout with large windows, spacious kitchen, huge canopy with 8ft exhaust, newer equipment, lots of storage space, staff's washroom, and a brand-new furnace installed in Nov 2023. Everything is still in excellent condition and ready for a new owner to take it to the next level. Low rent \$3,378/month (GST included) in place, turnkey opportunity, Best value! Selling at much less than replacement cost! Act quick and make it yours today! Please respect the operation of business, and do not visit without an appointment!

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