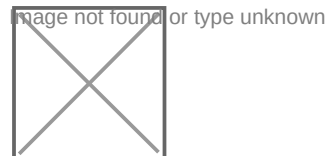


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RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
31824

MLS ID:
A2247374

\$219,000



 **ANDY BHALLA**
 (403) 899-7171

 Coldwell Banker YAD Realty
 587-897-4141

 000 17 Avenue SW, Calgary , Alberta T1T1T1

Transaction Type For Lease	Days On Market 114	Lease Amount 7094.00
Lease Frequency Monthly	Subdivision Lower Mount Royal	Building Type Retail
Year Built 2023	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 2027.00	Building Area (Sq. M.) 188.31
Inclusions ALL EQUIPMENT	Restrictions Board Approval	Reports None

Exceptional opportunity in the heart of Downtown Calgary! This 2,027 sq ft space is ideally situated for a thriving restaurant, café, or retail concept. Features include 73 indoor seats plus an additional 40-seat exterior patio, perfect for attracting foot traffic and maximizing seasonal business. Large storefront windows provide excellent street exposure and natural light. Surrounded by office towers, residential buildings, and ongoing development. Strong daytime and evening crowd with high visibility. Ample nearby parking and transit access make this an ideal destination. Don't miss your chance to establish your business in one of Calgary's most sought-after commercial zones! Profitable business for serious buyer!

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