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## FOOD & BEVERAGE ,RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
32392

**MLS ID:**  
A2261708

**\$549,000**



 **SYDNEY ENG**  
 (403) 836-1359

 Century 21 Bravo Realty  
 403-250-2882

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 209	<b>Lease Amount</b> 9870.25
<b>Lease Frequency</b> Monthly	<b>Building Type</b> Commercial Mix, Major Shopping, Mixed Use, Retail, Street Level Storefront	<b>Year Built</b> 2014
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 2900.00	<b>Building Area (Sq. M.)</b> 269.42	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

An incredible opportunity to own a well-established Vietnamese restaurant located in one of Calgary's most trendy and high-traffic communities. Surrounded by vibrant residential developments and just steps from an LRT station, this location offers excellent visibility and is a strong, pedestrian friendly district. This beautifully modern space is housed in a newer building, featuring stylish interior finishes that create a welcoming and contemporary dining atmosphere. The professionally designed kitchen boasts an efficient layout with a logical workflow, allowing for high productivity and ease of operation—perfect for dine-in, takeout, or delivery service. With a reputation for consistent food quality and authentic Vietnamese cuisine, this restaurant has cultivated a loyal customer base and enjoys strong repeat business. Whether you're an experienced operator or an investor looking for a turnkey opportunity in Calgary's best neighborhood, this is a rare chance to step into a thriving business. Don't miss this prime location with outstanding foot traffic, visibility, and built-in demand!

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