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## 211, 420 2ND STREET SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
32879

**MLS ID:**  
A2265601

**\$279,000**



 **VIRAL PATEL**  
 (403) 464-4329

 Coldwell Banker YAD Realty  
 587-897-4141

 211, 420 2nd Street SW, Calgary , Alberta T2P0H6

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	62	100.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Building Type</b>
Annually	Downtown Commercial Core	High Rise
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
2018	Retail	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Business	538.00	49.98
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
NA	Landlord Approval	Call Lister

Tuk Tuk Thai offers a profitable and growing business opportunity in the heart of Calgary's downtown core. Known for its authentic Thai flavors and quick service, this location is ideal for busy professionals and food lovers seeking fresh, handmade meals. Key. Prime Location: Situated in a high-traffic professional office building food court. Easy Operation & Management: Streamlined processes with minimal staffing requirements. Limited Working Hours: Monday to Friday, 10:00 AM – 4:00 PM only (perfect work-life balance). Low Maintenance Workplace: Simple setup and efficient layout for hassle-free operations. Growing Business: Strong brand recognition and increasing customer demand. Turnkey Opportunity: Established concept with proven profitability.

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