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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

**\$270,900**



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

 Coldwell Banker YAD Realty  
 587-897-4141

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 170	<b>Lease Amount</b> 100.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Downtown Commercial Core	<b>Building Type</b> High Rise
<b>Year Built</b> 2018	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 538.00	<b>Building Area (Sq. M.)</b> 49.98
<b>Inclusions</b> NA	<b>Restrictions</b> Landlord Approval	<b>Reports</b> 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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