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## RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Calgary, Alberta



**Listing ID:**  
32975


**MLS ID:**  
A2272057

**\$239,900**



 **HAPPE DHILLON**  
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 400, 5075 Falconridge Boulevard NE, Calgary , Alberta T3J 3K9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 65	<b>Lease Amount</b> 38.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C-C2 f1.0h18	<b>Subdivision</b> Falconridge
<b>Building Type</b> Free-Standing	<b>Year Built</b> 2004	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 3300.00
<b>Building Area (Sq. M.)</b> 306.58	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Discover an exceptional turnkey restaurant opportunity in NE Calgary! This well-designed 3,300 sq.ft. free-standing building offers seating for 148 guests and comes fully equipped with a complete commercial kitchen and full furniture package, allowing a new owner to start operations quickly and efficiently. The space previously operated as an East Indian restaurant (currently not in operation) and can be switched to a new cuisine concept with the landlord's approval. With excellent visibility, ample free parking, and a spacious layout, this prime, high-traffic location is a standout opportunity to bring your culinary vision to life. Lease rate: \$38/sq.ft., plus operating costs.

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