

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
32975

**MLS ID:**  
A2272057

**\$239,900**



 **HAPPE DHILLON**  
 (403) 455-5215

 RE/MAX Crown  
 403-455-5215

 400, 5075 Falconridge Boulevard NE, Calgary , Alberta T3J 3K9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 111	<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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.