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436, 1919 SIROCCO DRIVE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33001

MLS ID:
A2272374

\$315,000



 **CAIFFY NAGPAL**
 (403) 618-8393

 Highline Real Estate Inc.
 403-618-8393

 436, 1919 Sirocco Drive SW, Calgary , Alberta T3H 2Y3

Transaction Type For Lease	Days On Market 103	Lease Amount 5849.42
Lease Frequency Monthly	Subdivision Christie Park	Building Type Commercial Mix
Year Built 1990	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1087.00	Building Area (Sq. M.) 100.98
Inclusions As Is Where Is	Restrictions Landlord Approval, Restrictive Use Clause	Reports Formal Lease

Rare Opportunity. Turn Key Indian Restaurant Business For Sale . Highly visible location along Sirocco Drive SW with steady vehicle and pedestrian traffic. Strong tenant mix including Pizza Hut, Circle K, Signature Palace Restaurant, and other local amenities. Surrounded by dense residential communities in Calgary's desirable west side. Easily accessible from major routes including 17 Avenue SW and Sarcee Trail. Current rent per month is \$5849.42 (incl. Property taxes, Op Costs & Management Fees). Showings by appointments only.

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