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RESTAURANT FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta



Listing ID:
33141


MLS ID:
A2273977

\$999,900



 **PHIL YAN**
 (403) 460-3888

 Grand Realty
 403-460-3888

 109, 683 10 Street SW, Calgary , Alberta T2P 0S4

Transaction Type

For Sale

Days On Market

63

Business Type

Restaurant

Zoning

DC (pre 1P2007)

Subdivision

Downtown West End

Building Type

Commercial Mix

Year Built

2003

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

0111661

Building Area (Sq. Ft.)

1329.00

Building Area (Sq. M.)

123.47

Roof

Asphalt Shingle

Foundation

Poured Concrete

Cooling

Central Air

Heating

Forced Air,Natural Gas

Inclusions

N/A

Restrictions

Call Lister

Reports

None

This prime main-floor retail unit in Calgary's desirable West End offers 1,329 sq.ft. of versatile commercial space, ideally positioned for both investors and owner-users. Currently operating as a restaurant, the property generates stable income with a monthly rent of \$7,500(including condo fee & property tax) and a secure lease in place until 2030, plus an additional five-year renewal option. Situated in a high-demand area with excellent visibility and strong surrounding traffic, this turnkey opportunity provides exceptional long-term potential in one of Calgary's most sought-after commercial corridors.

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