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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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Business Type</b>
For Sale	63	Restaurant
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
DC (pre 1P2007)	Downtown West End	Commercial Mix
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
2003	Retail	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Retail	0111661	1329.00
<b>Building Area (Sq. M.)</b>	<b>Roof</b>	<b>Foundation</b>
123.47	Asphalt Shingle	Poured Concrete
<b>Cooling</b>	<b>Heating</b>	<b>Inclusions</b>
Central Air	Forced Air,Natural Gas	N/A
<b>Restrictions</b>	<b>Reports</b>	
Call Lister	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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