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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 129	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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