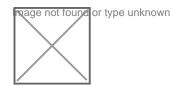


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **620, 20 CROWFOOT CRESCENT NW FOR LEASE**

Commercial Real Estate > Commercial Property for Lease

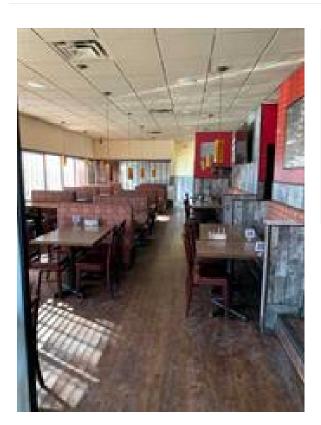


**Location**Calgary, Alberta

Listing ID: 33339

MLS ID: A2275835

\$368,000



- <sup>△</sup> JIM LEE
- **(403) 617-0438**
- □ Century 21 Bravo Realty
- **403-250-2882**

rPr

620, 20 Crowfoot Crescent NW, Calgary , Alberta T3G2P6

**Transaction Type** 

For Lease

**Days On Market** 

1

**Lease Amount** 

16700.00

Lease Frequency

Monthly

**Subdivision** Arbour Lake Year Built 1985

**Structure Type** 

Retail

Property Type Commercial **Property Sub Type** 

Retail

Building Area (Sq. Ft.)

2327.00

Building Area (Sq. M.)

216.18

Inclusions

Seller to provide equipment/asset list

Restrictions

Landlord Approval

Formal Lease, Unaudited Financial

Stmnts

Reports

This well-established seafood franchise has operated successfully for over 15 years and is recognized for its consistent performance and strong brand presence. The restaurant offers a family friendly, casual dining experience with a full-service dine-in seafood menu, takeout options, daily specials, and operates under a full liquor license. The business occupies a 2,326 sq. ft. commercial space with seating capacity for over 60 patrons and a fully equipped commercial kitchen. Strategically located within a high-traffic NW destination commercial plaza, the operation benefits from proximity to nearly 100 surrounding businesses, including national grocery chains, automotive dealerships, and retail tenants. The trade area is further supported by a dense residential population within a 5 km radius. Positioned as a prominent corner unit, the location offers excellent visibility and accessibility. The property is within a 10-minute walking distance of the NW C-Train station and provides immediate access to Crowchild Trail, a major commuter corridor accommodating tens of thousands of vehicles weekly. The business is well-suited for a partnership or family-operated ownership structure and generates approximately \$50,000 in gross monthly sales, supplemented by consistent gratuity averages of approximately 10%. Franchise support is comprehensive, including a four-week training program provided by the franchisor to ensure operational continuity. This represents an opportunity to acquire a turnkey, well-branded seafood franchise with established cash flow and significant potential for future growth

**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.