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## 12445 LAKE FRASER DRIVE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33464

**MLS ID:**  
A2277475

**\$129,000**



 **SEAN NA**  
 (825) 437-0266

 MaxWell Canyon Creek  
 403-278-8899

 12445 Lake Fraser Drive , Calgary , Alberta T2J 7A4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 127	<b>Lease Amount</b> 4542.86
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Lake Bonavista	<b>Year Built</b> 1998
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 250.00	<b>Building Area (Sq. M.)</b> 23.23	<b>Inclusions</b> none
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Formal Lease	

Outstanding business opportunity located in the heart of the highly frequented South Farmer's Market Mall. This prime location benefits from heavy foot traffic, consistently staying busy with a loyal customer base during lunch hours and throughout the weekends. A significant advantage for any operator is the all-inclusive monthly rent, which already covers both utilities and GST, allowing for predictable and simplified financial management. While the business currently operates on a four-day schedule from Thursday to Sunday, there is massive growth potential for a motivated new owner. Revenue can be significantly increased by utilizing non-business days for third-party delivery services like SkipTheDishes and Uber Eats, or by expanding into the lucrative catering market. This is a rare chance to take over a stable operation with a proven track record while holding the keys to further expansion

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