

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.

2128 CROWCHILD TRAIL NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
33574


MLS ID:
A2279345

\$139,000



 **CYRIL LEWIS**
 (403) 903-2219

 **First Place Realty**
 403-547-8401

 2128 Crowchild Trail NW, Calgary , Alberta T2M 3Y7

Transaction Type For Lease	Days On Market 1	Lease Amount 2622.00
Lease Frequency Monthly	Subdivision Banff Trail	Building Type Commercial Mix
Year Built 1987	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 874.00	Building Area (Sq. M.) 81.20
Inclusions AS PER SCHEDULE 'A' EQUIPMENT LIST	Restrictions Landlord Approval	Reports Chattel/Equipment,Leases

ASSET SALE – PRIME NW CALGARY LOCATION Location! Location! Location! Well-established Green Chilli Take-Out Restaurant, operating successfully for 25 years, now available as an asset sale in a high-exposure NW Calgary location. Ideally situated across from McMahon Stadium and minutes from the University of Calgary, SAIT, and nearby hotels, this location benefits from strong daily traffic, students, professionals, and event crowds. The business features a well-maintained commercial kitchen and is perfectly suited for take-out and delivery operations. An iCloud kitchen setup is already in place, allowing the new owner to expand online delivery sales immediately. This is an excellent turnkey opportunity for first-time buyers or entrepreneurs, offering low rent and low operating costs. The buyer may continue with the existing concept or introduce a new food concept, provided it does not directly compete with another tenant in the plaza. The buyer has the option to retain the “Green Chilli” name for continuity and brand recognition, subject to a \$500 monthly licensing fee, or rebrand under their own business name. The listing Realtor can assist with arranging start-up financing for qualified buyers. Ideal for chefs, food entrepreneurs, and delivery-focused operators. Rent is only \$2,622 per month plus operating cost ?? Showings by appointment only. ?? Please do NOT approach staff or the business directly.

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.