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

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