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## FAST FOOD, RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33594

**MLS ID:**  
A2279684

**\$85,000**



 **PHIL YAN**  
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 Grand Realty  
 403-460-3888

 Calgary, Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 102	<b>Lease Amount</b> 5000.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Sunalta	<b>Building Type</b> Free-Standing,Retail
<b>Year Built</b> 2000	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1267.00	<b>Building Area (Sq. M.)</b> 117.71
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> None

This is an excellent opportunity to acquire a restaurant located in a free-standing building in a prime location, offering strong visibility and easy customer access. The lease runs until February 28, 2031, with a competitive basic rent plus operating costs of \$5,000 per month. The space can be converted to other cuisine concepts (please note Japanese cuisine and fried chicken concepts are not permitted). With its standalone presence, favorable lease terms, and flexible use options, this restaurant is well suited for operators seeking strong value in a high-demand area. Size 1,267sf + additional 1,000sf basement.

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