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## RESTAURANT FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
34545

**MLS ID:**  
A2295896

**\$3,650,000**



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

 Calgary , Alberta

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 62	<b>Business Type</b> Restaurant
<b>Zoning</b> CR20-C20/R20	<b>Year Built</b> 1950	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 9900.00
<b>Building Area (Sq. M.)</b> 919.73	<b>Lot Size (Sq. Ft.)</b> 9100	<b>Lot Size (Acres)</b> 0.21
<b>Lot Features</b> City Lot, Flag Lot	<b>Commercial Amenities</b> Cooler(s), Emergency Lighting, Exhaust Fan(s), Floor Drain(s)/Grease Trap(s), Freezer(s), Storefront	<b>Access to Property</b> Direct Access
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Pro-Forma, Title

Fully leased stand-alone building in downtown Calgary, offering a 7% return on investment. Net rental income is \$255,000. Located in the central part of the city on Centre Street and Fifth Avenue. The property has a 9,100 sq ft footprint on a lot measuring 65 ft front by 140 ft deep, with CR20-C20/R20 zoning. It has high yield potential and neighbour land assembly options. The total frontage can be extended to 115 ft along 5th Avenue. Situated across from the Bow Tower, it is an excellent holding property with current income, potential for appreciation, and development opportunities.

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