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## 123 ANY STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34568

**MLS ID:**  
A2296364

**\$519,999**



 **EMMY CHU**  
 (403) 866-6869

 CIR Realty  
 403-291-4440

 123 Any Street , Calgary , Alberta T2A4X7

**Transaction Type**  
For Lease

**Subdivision**  
Belvedere

**Year Built**  
2016

**Structure Type**  
Retail

**Property Type**  
Commercial

**Property Sub Type**  
Retail

**Legal Plan**  
8910358

**Building Area (Sq. Ft.)**  
3075.00

**Building Area (Sq. M.)**  
285.67

**Inclusions**  
Contact Listing Agent

**Restrictions**  
None Known

**Reports**  
Audited Financial Statements,Leases

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Turnkey restaurant business asset sale in a busy shopping center, offered at only \$519,999, an EXCEPTIONAL VALUE compared to the approximate \$700,000 originally invested in the build-out and equipment. Well-established with 10 YEARS of PROFITABLE income and STABLE operations, this FULLY EQUIPPED 3,075 sq. ft. restaurant is licensed for 100 seats plus a functional, spacious layout. EXCELLENT LOCATION near major highway and surrounded by dense residential neighborhoods, providing strong EXPOSURE, easy ACCESS, and consistent CUSTOMER TRAFFIC. Outstanding opportunity for owner-operators to acquire a proven business asset at well below replacement cost.

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