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POSITION YOUR BUSINESS FOR SUCCESS IN THIS WELL-LOCATED, FULLY EQUIPPED RESTAURANT SPACE IN...



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
34945


MLS ID:
A2303690

\$279,800



 **JIM LEE**
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 Century 21 Bravo Realty
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 Calgary , Alberta

Transaction Type For Lease	Lease Amount 5250.00	Lease Frequency Monthly
Year Built 1995	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1200.00	Building Area (Sq. M.) 111.48
Inclusions seller to provide asset/equipment list	Restrictions Call Lister	Reports Call Lister

Position your business for success in this well-located, fully equipped restaurant space in Northeast Calgary. Just minutes from 32 Avenue and Barlow Trail, this high-visibility unit sits within a popular destination plaza surrounded by established retail shops and diverse dining options. This 1,200 sq. ft. restaurant is thoughtfully designed to accommodate approximately 20 dine-in guests, with additional capacity for takeout and delivery operations. The space features a modern, efficient layout with handicap bathroom for public use, a rear bathroom with shower and office/rest area. Plus all the equipment included in the sale is only six months old—offering a near-new setup without the cost or delays of a full build-out. The commercial kitchen is fully outfitted with an 11-foot canopy hood and premium equipment, including a 6-burner gas range, flat-top grill, fryers, and extensive stainless-steel prep areas. A walk-in cooler and walk-in freezer further enhance operational efficiency. Every detail has been strategically planned by the current owner, making this a truly turnkey opportunity. Additional highlights include: Affordable lease at \$5,250/month + GST for this size and location. Flexibility to introduce a new food concept (subject to landlord approval). Ample on-site parking shared among a busy plaza with 20+ businesses. Recreating this space today would exceed \$400,000 in build-out and permitting costs. This offering presents a rare chance to acquire high-quality restaurant assets at a fraction of that investment.

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