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## HEALTH FOOD, OTHER FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
35264

**MLS ID:**  
A2311301

**\$499,900**



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

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1956
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 2500.00	<b>Building Area (Sq. M.)</b> 232.26	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> None	

A premium commercial space built with over \$1 million in renovations and equipment. The sale includes an established processing business along with a complete set of professional equipment, featuring cold-pressed canola oil and flaxseed oil production lines. The facility is equipped with a commercial kitchen suitable for producing a variety of Chinese foods such as dumplings, buns, and mooncakes. The front retail area offers flexible use and can easily be converted into a restaurant to serve fast food and beverages, creating additional revenue opportunities. The business has strong growth potential. Low rent at only \$4,200/month. Approximately 2,500 sq ft plus an additional 1,000 sq ft basement. Convenient location with excellent accessibility. An ideal opportunity for both investors and owner-operators.

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