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## 14, 252 AVIATION BOULEVARD NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


**Location**  
Calgary, Alberta



**Listing ID:**  
35506

**MLS ID:**  
A2316155

**\$349,000**



 **SAI PATEL**  
 (587) 897-4500

 RE/MAX Real Estate (Mountain View)  
 403-247-5178

 14, 252 Aviation Boulevard NE, Calgary , Alberta T2E 7H8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 13701.35
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Skyline East	<b>Year Built</b> 2014
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 4243.00	<b>Building Area (Sq. M.)</b> 394.18	<b>Inclusions</b> Seller will provide equipment list
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

This prime commercial restaurant opportunity is situated at the high-traffic intersection of Deerfoot Trail and McKnight Boulevard within the bustling Aviation Crossing Plaza, providing exceptional visibility and accessibility for your future business. Currently operating as a well-maintained Ricky's All Day Grill, the space showcases a professional, turn-key layout with modern interior finishes and an inviting atmosphere that has already established a positive presence in the community. This is an asset-sale-only acquisition, offering a seamless transition for operators who want to hit the ground running with an existing 165-seat interior capacity and an expansive 79-seat patio for warm-weather service. Because this is an asset-based transaction, the facility offers incredible flexibility; while you benefit from the established infrastructure of the current brand, the space is fully available for you to implement your own vision, concept, and branding, subject to landlord approval.

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