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## EXCELLENT OPPORTUNITY TO ACQUIRE A SPACIOUS AND ADAPTABLE RESTAURANT FEATURING APPROXIMATELY 90...



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
35557

**MLS ID:**  
A2317956

**\$149,999**



 **SAM PATEL**  
 (587) 582-6032

 LPT Realty  
 877-366-2213

 Calgary , Alberta

**Transaction Type**

For Lease

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Business

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

2777.00

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

257.99

**Inclusions**

Equipment List will be provided upon signing the NDA.

**Restrictions**

Call Lister, Landlord Approval

**Reports**

Chattel/Equipment, Financial Statements, Formal Lease, Rent Roll

Excellent opportunity to acquire a spacious and adaptable restaurant featuring approximately 90 seats, including a private dining room that is ideal for intimate gatherings or can be transformed into an exclusive VIP area. Conveniently located with ample on-site parking, the restaurant boasts a large, fully equipped commercial kitchen capable of supporting both regular dining service and high-volume catering operations. The generous floor plan and flexible layout make this space well-suited for a wide range of concepts, including Middle Eastern, African, Asian cuisines, or even a recognized franchise operation. The current owner is retiring and relocating abroad, creating an exceptional opportunity for a new owner to either continue the existing Vietnamese restaurant or introduce a fresh concept tailored to local market demand.

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