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## FOOD & BEVERAGE ,RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
35615


**MLS ID:**  
A2319125

**\$138,800**



 **GARRY LAM**  
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 Diamond Realty & Associates Ltd  
 403-453-8211

 554 Northmount Drive NW, Calgary , Alberta T2K 3J2

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 2771.83	<b>Lease Frequency</b> Monthly
<b>Subdivision</b> Cambrian Heights	<b>Building Type</b> Commercial Mix,Mixed Use,Retail,Strip Mall	<b>Year Built</b> 1960
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 934.00	<b>Building Area (Sq. M.)</b> 86.77	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> None	

Turnkey Vietnamese restaurant take-out opportunity for sale in a prime NW Calgary location! Situated in a busy strip shopping mall, this 934 sq. ft. space offers excellent visibility and ample parking right at the doorstep for easy customer access. The business comes with a fully equipped commercial kitchen, including walk-in fridge and freezers, allowing for seamless operations from day one. With a monthly rent of \$2,721.83 (including operating costs), this is an ideal opportunity for entrepreneurs looking to step into the food industry with full training and established processes (all cooking recipes) provided.

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