

**123 Any Street SW
Calgary, Alberta**

MLS # A2220838



\$149,900

Division:	NONE
Type:	Business
Bus. Type:	Fast Food,Restaurant ,Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,300 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Equipment List		

18+ years restaurant business. A rare opportunity to own a well-established and fully equipped restaurant nestled in the heart of Calgary's vibrant downtown. This 1,300 sq.ft. restaurant boasts a prime high-exposure location ensuring consistent foot traffic throughout the day and week. With 60 licensed seats, it offers an inviting atmosphere for both dine-in and takeout customers. The restaurant is strategically situated in an area surrounded by corporate offices, government buildings, and international consulates, making it a popular destination for breakfast, lunch, and after-work meals. It's especially favored by office workers, professionals, and tourists exploring the downtown core. Whether you're a seasoned restaurateur looking to expand or an entrepreneur eager to enter the downtown Calgary food scene, this restaurant presents a low-risk, high-potential opportunity with everything in place to hit the ground running. Don't miss out on this chance to own a business in one of Calgary's busiest and most sought-after urban areas! LOW RENT \$4,819.50 plus utilities. Price is negotiable.