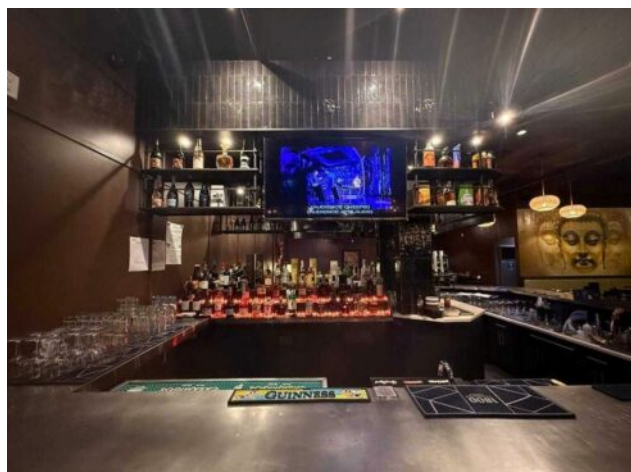


MLS # A2225137

Calgary, Alberta



\$299,000

Division:	Calgary
Type:	Retail
Bus. Type:	Bar/Tavern/Lounge, Food & Beverage , Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,344 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Asset list to be provided before closing		

Fully Renovated Restaurant for Lease in the Heart of Calgary & Prime 17th Ave SW Location This beautifully renovated restaurant is ideally located on Calgary's vibrant 17th Avenue SW, surrounded by a dynamic mix of restaurants, bars, and nightlife & a hotspot for locals and visitors alike. The space features a sleek, modern interior designed for operational efficiency and customer appeal with a total seating capacity of 180 including the restaurant and the patio. Stylish booth seating and custom-designed low tables and chairs. A spacious outdoor patio perfect for summer service. Exclusive covered surface parking. Lease includes all utilities. This turnkey opportunity offers everything you need to launch or expand your restaurant business in one of Calgary's most sought-after commercial corridors. Please note: All inquiries are by appointment only. Do not approach staff or visit the business without prior scheduling. Contact us today to learn more.