

**151 Walden Gate SE
Calgary, Alberta**

MLS # A2231891

\$229,900



Heating:

-

Addl. Cost:

-

Floors:

-

Based on Year:

-

Roof:

-

Utilities:

-

Exterior:

-

Parking:

-

Water:

-

Lot Size:

-

Sewer:

-

Lot Feat:

-

Inclusions: N/A

Situated in a prime location in SE Calgary, the restaurant enjoys high visibility and foot traffic, attracting a diverse customer base from the bustling surrounding area. Affordable monthly rent of \$6,700, inclusive of operating costs. Featuring a 12-foot commercial exhaust system, a walk-in cooler, and a freezer. Fully equipped commercial kitchen with all the necessary kitchen appliances and furnishings, making it a turnkey operation for the new owner. The 26-seat establishment is versatile and suitable for various cuisines, including Chinese, Korean, Thai, and Vietnamese pho