

**MLS # A2266812**
**Calgary, Alberta**

# \$119,000


**Division:** Calgary

**Type:** Retail

**Bus. Type:** Fast Food, Food & Beverage, Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,532 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Well-equipped, fully built-out restaurant in a central location — ideal for a wide variety of cuisines including Chinese, Korean, Japanese, Italian, and more. Restaurant with full commercial kitchen: commercial canopy, gas grill, stock pot range, commercial wok range, deep frier, multiple freezers and cooler, multiple display coolers, commercial dishwasher, glasswasher, draft beer dispenser. Spacious layout: 1,532 sq ft with 44 indoor seats + 14 patio seats. Excellent rent: Gross rent only \$3,315/month (GST included), 8 years remaining. Utilities average under \$500/month. High ceilings — over 18 ft! Men's & Women's washrooms, storage room. Ample shared parking available. Perfect for: Dine-in and take-out operations. Ghost kitchen or central food processing. Food Business looking to launch or expand quickly with minimal build-out time. Location: easy access to Memorial Dr, Deerfoot, Downtown, Barlow Tr. Asset sale only — no financials provided.