

**MLS # A2277249**
**Calgary, Alberta**


# **\$159,000**

**Division:** Calgary

**Type:** Business

**Bus. Type:** Restaurant

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,000 sq.ft.

**Zoning:** C-N2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.33 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See Schedule A

ASSET sale only, property not included. Priced way below replacement value!! At the heart of it all, prime location, situated on the corner of a busy SW intersection, with plenty of traffic and on-foot pedestrians. A well-equipped commercial kitchen with 14ft canopy. Turn-key ready, option to purchase, learn, and grow the existing established Chinese Take-out business of 25+ years OR change to a different food concept! (Vegan, Indian Cuisine, Korean, Western, Middle-Eastern, Franchise opportunities, etc- all subject to landlord approval). Approx. 1000 sq. ft. free on site surface level parking for business patrons. Serving patrons via Uber-eats, Skip the dishes, DoorDash, and online orders. Very easy to manage and the owner is willing to train. Tours easily available and by appointment only. Confidentiality agreement to be signed for release of more information.