

MLS # A2278140**Calgary, Alberta****\$145,000****Division:** Calgary**Type:** Business**Bus. Type:** Fast Food, Restaurant**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 869 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Located in a prime NW Calgary location, this restaurant offers an excellent opportunity for operators looking to take advantage of exceptionally low rent in a high-demand area. The space is well suited for a variety of food concepts and can be converted to other restaurant uses, providing flexibility for creative entrepreneurs. Please note that cake shops/bakeries and Vietnamese pho concepts are not permitted. Ideal for restaurateurs seeking strong value in a desirable neighborhood with steady customer traffic.