

**923 6 Avenue  
Calgary, Alberta**

**MLS # A2282501**

**\$139,900**



**Division:** Downtown West End

**Type:** Retail

**Bus. Type:** Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,144 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

[Asset Sale] Fantastic opportunity with a full flexibility to operate your own concept and brand in a prime location of downtown Calgary. Past few years, lots of improvement had been made, and last year new flooring and both washrooms were fully renovated. This is a fully licensed restaurant with liquor license. The kitchen is well equipped with a 10ft canopy, commercial dishwasher, three deep fryers, grill, 4-burner stove, ample storage, so you can easily create any type of cuisines. It offers 1,144 sqft with permitted seating of 37, modern interior, efficient, and practical floor plan to let you manage the entire space with minimal staffs. Prime location surrounded by high-density residential condos and office buildings which generate strong foot traffic. The area continues to improve as the local economy gains momentum. Very attractive lease at \$3,296.63/month (Base \$22/sq.ft. + Operating \$12.58/sqft), and the new owner can secure new 5 year lease. Bring your own concept and be the boss of your own restaurant! Tremendous turnkey opportunity! Call now to book your private tour! Please do not approach staff and owner!