

**5113, 901 64 Avenue NE
Calgary, Alberta****MLS # A2167275****\$174,900**

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|--------------------|---|
| Division: | Deerfoot Business Centre |
| Type: | Retail |
| Bus. Type: | Fast Food,Ice Cream/Frozen Yogurt ,Restaurant |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 1,339 sq.ft. |
| Zoning: | C-R3 |

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|--------------------|------|-----------------------|---|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | - |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | none | | |

Great opportunity to own a turn key burger restaurant and milkshakes ready to take over In Deerfoot City Mall. Also, permitted to serve ice cream. This is a well established on-going restaurant for 6 years you can convert to different food concept if you wish. Full equipped, commercial kitchen with 10 ft canopy, freezers, walk-in coolers, s/s exhaust& range...everything needed to start. The monthly rent is \$9,707 op. cost included. Seating capacity for 40 people inside. High ceilings make the space open and modern. Access to patio. No business hours restriction. Ample parking throughout the shopping area.