

**MLS # A2110486**

**Calgary, Alberta**



**\$235,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,146 sq.ft.
<b>Zoning:</b>	C-C2

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	ask listing agent		

A Fantastic Northwest location to own a turn-key Vietnamese restaurant! A very popular restaurant serving the established northwest community of Nolan Hill and surrounding communities over the past 8 years. Many repeat and loyal customers both dine-in and take out and have over 250 Google Reviews! This business was constructed new for the current owner about eight years ago. It is turn-key and the owner will train. A thriving location serving the established communities and future-proof with a couple of new communities coming online. The space is approximately 1000 sq. ft. with 34 seatings. Location is ideal for other cuisine subject to the landlord's approval. Call your favorite Realtor for more details!