

MLS # A2142406

Calgary, Alberta

## \$249,000



<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,326 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

PRICE REDUCED! This immaculate, well-located restaurant adjacent to 17th Avenue SW, features breakfast and lunch with 3 meals a day on Thursday, Friday & Saturday.. Mainly take out although there is seating for 26 plus 12 on patio. The concept can be changed to whatever a new owner wishes. Only 2 years old and the equipment is top cabin. It's surrounded by apartments and condos and a large high school. Ideal for any franchise or independent who wants a Quick Service restaurant. Lots of take-out deliveries. Bring your ideas to this fabulous space.