

2114, 3730 108 Avenue NE
Calgary, Alberta

MLS # A2143516



\$149,900

| | |
|--------------------|-----------------------------------|
| Division: | Stoney 3 |
| Type: | Retail |
| Bus. Type: | Food & Beverage ,Mixed,Restaurant |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 3,230 sq.ft. |
| Zoning: | DC |

| | | | |
|------------------|---|-----------------------|---|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | - |
| Sewer: | - | Lot Feat: | - |

Inclusions: Equipment list to be provided with LOI

Prime opportunity to own a turn-key restaurant in a high traffic commercial plaza loaded with office employees supplying a steady stream of potential customers. This restaurant is located at the intersection of 108 Ave NE & 36 Street NE, near Cityscape and Skyview; both highly sought after neighbourhoods with a dense population! Spanning 3,230 square feet, features a basic rent of \$29/sqft + Op Costs, making it an attractive investment in a bustling commercial area. This 2-storey restaurant has large frontage for your business signage, plenty of customer parking and the 2nd level has unobstructed City & Mountain Views. This restaurant is outfitted with 2 kitchens (1 on the main and 1 on the 2nd level) for quick and reliable customer service. Upstairs has 2 deep walk-in coolers, an office space for management and additional storage. High End Finishings | Open Floor Plan | Customer Seating on Both Levels | 22ft Ceilings | Ample Customer Parking | Welcoming Display for Take-Out Customers | Spacious Cash Desk/Hostess Station.