

MLS # A2148160

Calgary, Alberta



\$299,000

Division:	Calgary
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,373 sq.ft.
Zoning:	-

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

Inclusions: Seller to provide equipment list

This rare opportunity to run your food business in a prime downtown location has many opportunities. With a 90-seat dining room capacity and already existing bar, this restaurant has the potential for small parties, events and other opportunities. Boost sales with a liquor license! You could even sublease part of the space as there are two separate entrances, access to both bathrooms and a potential for a partition wall. Enjoy a full commercial kitchen with 16 ft canopy, all cooking equipment, walk-in cooler, walk-in freezer and lots of storage space. There is potential to convert a second independent canopy. Parking is available (upon application) at the rear of the business for ease of unloading/loading inventory. Capture lots of patrons because multiple businesses in surrounding area, walking distance to high-density apartments, office buildings and hotels, and only one block away from the C-train station. Free parking after 6 pm and on the weekends! Reasonable rent for this 2373 sq ft space at \$6,575/month with 3 years remaining and two 3 year options to renew. Currently exclusive rights for Steakhouse, Pizza, Indian cuisine and Pakistani cuisine with potential for food conversion except for Korean Fried Chicken, pending landlord approval. Business is turnkey-ready! Just waiting for YOU.