

1111 7 Street SW  
Calgary, Alberta

MLS # A2160908



## \$1,764,000

Division: Beltline

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,642 sq.ft.

Zoning: CC-X

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.08 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Attention investors and business owners: A fantastic opportunity awaits in the thriving Beltline area at 11th Ave and 7th St SW. The existing lease is valid until January 31, 2027, with a monthly rent of \$6,000 and shall be extended for a further five (5) years and expire on January 31, 2032, with the rent of \$7,000 monthly plus four dedicated parking stalls. The business run by the existing tenant has obtained a high-rated review. The property underwent significant interior renovations in 2018, totaling \$120,000, followed by a redesign in 2020. An electrical upgrade and a new hot water tank, costing \$50,000, were also added in 2019. This makes it an ideal investment for your real estate portfolio, featuring a history of reliable tenants, including a top-rated restaurant that has always met its rent obligations. Please avoid contacting the tenant or their staff directly. Note: GST is included in the price.