

**A, 4707 17 Avenue SE
 Calgary, Alberta**

MLS # A2231802



\$139,900

Division: Forest Lawn

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,633 sq.ft.

Zoning: MU-1 f3.0h16

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.76 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Fantastic opportunity to own a turn-key restaurant in a prime location! This well-established business has many loyal dine-in and take-out customers. Steady sales with strong potential for growth, and the current owner is willing to provide training for a smooth transition. Located in a high foot-traffic area with excellent visibility on International Avenue. The property is equipped with a full commercial kitchen, making it easy to continue operations or convert to another food and beverage concept if desired. 5 years remaining on the lease. Don't miss out—contact your favorite Realtor for more details!