

**145Z, 4825 Mount Royal Gate  
Calgary, Alberta**

**MLS # A2256267**



**\$179,000**

|                    |                              |
|--------------------|------------------------------|
| <b>Division:</b>   | North Glenmore Park          |
| <b>Type:</b>       | Business                     |
| <b>Bus. Type:</b>  | Fast Food, Food & Beverage   |
| <b>Sale/Lease:</b> | For Lease                    |
| <b>Bldg. Name:</b> | Wyckham House Student Centre |
| <b>Bus. Name:</b>  | Zen Vietnamese Grill         |
| <b>Size:</b>       | 150 sq.ft.                   |
| <b>Zoning:</b>     | TBV                          |

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Non Franchise! Asian fast food located in the Mount Royal University food court. Great opportunity to get in on fast food business with stable onsite diners, good potential for starting a new Franchise or taking out. Storage in basement. Very affordable rent, rent includes utilities, it's great for family business.