

**MLS # A2257705**

## Calgary, Alberta



**\$95,000**

**Division:** Calgary  
**Type:** Retail  
**Bus. Type:** Restaurant  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,100 sq.ft.  
**Zoning:** -

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Turnkey opportunity! Well-established 1,100 SF restaurant located on a busy road with excellent exposure. - Low Rent: Gross Rent Only \$3,400/month ( includes operating costs) - Lease: 3.5 years remaining - Capacity: Authorized seating for 36 guests - Fully Equipped: Commercial kitchen with liquor license - Flexible Concept: Currently operating as a Chinese restaurant, but suitable for a variety of cuisines (dine-in and take-out) Perfect for experienced operators or first-time restaurateurs looking for an affordable entry into the market.