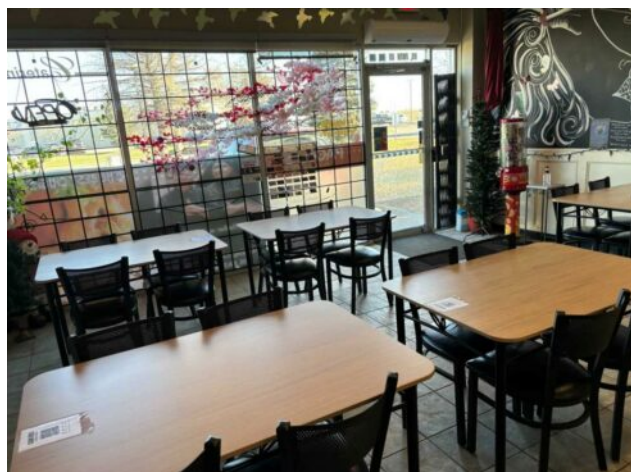


**MLS # A2211866**
**Calgary, Alberta**

**\$229,800**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,556 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Equipment list to be provided to buyer		

Exceptional opportunity to acquire a well-established dine-in and take-out restaurant, ideally located in a high-visibility end unit of a smaller plaza. Surrounded by major retail anchors such as Costco, IKEA, T&T Supermarket, and several large furniture stores and corporate offices, this location offers unbeatable exposure and steady vehicle traffic. The space (1,556 Sq. Ft) features a tastefully designed dining area with seating for 30+ guests, complemented by a cooler display case for ready-to-go meals—perfect for busy customers on the move. A fully equipped commercial kitchen includes a 9-foot canopy, two double-bin deep fryers, gas range burners, commercial dishwasher, multiple stand-up coolers and freezers and central prep area. Kitchen rear area has a man door for ease and convenience for unloading of fresh inventory. Business name will not be included, but you can continue their current cuisine to retain their customer base or switch food concepts. Pending landlord approval. Fair rent under \$5,000/month, including operating costs, with renewal options available. There is more than ample parking for guests of this plaza.