



**MLS # A2261708**

**Calgary, Alberta**



**\$549,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,900 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>	N/A		

An incredible opportunity to own a well-established Vietnamese restaurant located in one of Calgary’s most trendy and high-traffic communities. Surrounded by vibrant residential developments and just steps from an LRT station, this location offers excellent visibility and is a strong, pedestrian friendly district. This beautifully modern space is housed in a newer building, featuring stylish interior finishes that create a welcoming and contemporary dining atmosphere. The professionally designed kitchen boasts an efficient layout with a logical workflow, allowing for high productivity and ease of operation—perfect for dine-in, takeout, or delivery service. With a reputation for consistent food quality and authentic Vietnamese cuisine, this restaurant has cultivated a loyal customer base and enjoys strong repeat business. Whether you're an experienced operator or an investor looking for a turnkey opportunity in Calgary's best neighborhood, this is a rare chance to step into a thriving business. Don’t miss this prime location with outstanding foot traffic, visibility, and built-in demand!