

587-777-7276

yuri@grassrootsrealtygroup.ca

MLS # A2261708

Calgary, Alberta

visibility, and built-in demand!



\$650,000

Division: Calgary

Type: Business

Bus. Type: Food & Beverage ,Restaurant

Sale/Lease: For Lease

Bldg. Name:
Bus. Name:
Size: 34,025 sq.ft.

Zoning: -

 Heating:
 Addl. Cost:

 Floors:
 Based on Year:

 Roof:
 Utilities:

 Exterior:
 Parking:

 Water:
 Lot Size:

 Sewer:
 Lot Feat:

 Inclusions:
 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,