



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

106, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2283096



\$489,000

Division:	Downtown West End
Type:	Retail
Bus. Type:	Bakery, Deli/Catering, Food & Beverage, Pizza, Restaurant
Sale/Lease:	For Sale
Bldg. Name:	Tarjan Point
Bus. Name:	-
Size:	496 sq.ft.
Zoning:	DC (pre 1P2007)

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Landlord Equipment list

Do you want to own a property for your own business? Here is a great opportunity for you. This nicely set-up, fully equipped commercial kitchen with cozy dining area is perfect for a take-out and delivery food business. There are numerous residential apartments and office buildings within walking distance. The current tenant has been operating for more than 10 years, a popular Vietnamese Vegan Restaurant(20 seats) (Just for your information, business is not included in the sale). The purchase price includes the exhaust hood and suppression system, grill, dishwasher, refrigeration unit, sandwich counter with underlying cooler, grease trap, etc. Call your agent for more details and a private showing. !!! Triple net lease generating 6% net return on your money. Better than GIC!!!