



MLS # A2303690

Calgary, Alberta



\$279,800

Division:	Calgary
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,200 sq.ft.
Zoning:	-

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

Inclusions: seller to provide asset/equipment list

Position your business for success in this well-located, fully equipped restaurant space in Northeast Calgary. Just minutes from 32 Avenue and Barlow Trail, this high-visibility unit sits within a popular destination plaza surrounded by established retail shops and diverse dining options. This 1,200 sq. ft. restaurant is thoughtfully designed to accommodate approximately 20 dine-in guests, with additional capacity for takeout and delivery operations. The space features a modern, efficient layout with handicap bathroom for public use, a rear bathroom with shower and office/rest area. Plus all the equipment included in the sale is only six months old—offering a near-new setup without the cost or delays of a full build-out. The commercial kitchen is fully outfitted with an 11-foot canopy hood and premium equipment, including a 6-burner gas range, flat-top grill, fryers, and extensive stainless-steel prep areas. A walk-in cooler and walk-in freezer further enhance operational efficiency. Every detail has been strategically planned by the current owner, making this a truly turnkey opportunity. Additional highlights include: Affordable lease at \$5,250/month + GST for this size and location. Flexibility to introduce a new food concept (subject to landlord approval). Ample on-site parking shared among a busy plaza with 20+ businesses. Recreating this space today would exceed \$400,000 in build-out and permitting costs. This offering presents a rare chance to acquire high-quality restaurant assets at a fraction of that investment.