



**MLS # A2310938**

**Calgary, Alberta**



**\$209,000**

<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>	1,119 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

"Business Asset Sale" A fully equipped restaurant with an open concept full commercial kitchen located on the trendy and high traffic 17 Ave SW. The space is 1,119 sq ft with gross rent of \$6,952.38/month (operating costs included). Tastefully renovated two years ago, it features an open concept kitchen, walk in cooler, a 12+ ft canopy, 30 indoor seats, and a large summer patio accommodating about 20 guests.