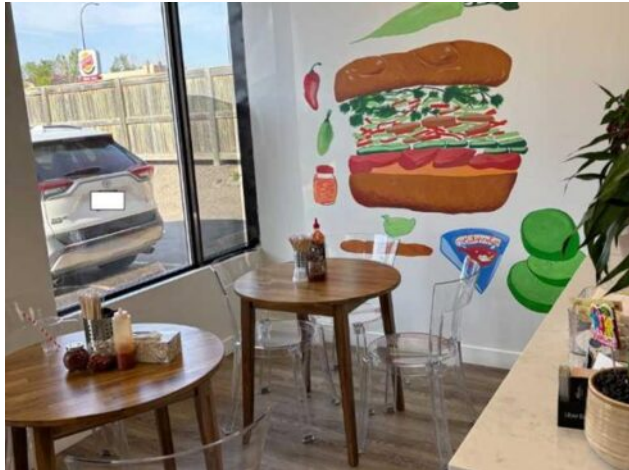




MLS # A2321769

Calgary, Alberta



\$119,900

Division:	Calgary
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	850 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 list

Take advantage of this exceptional opportunity to own a fully renovated and professionally equipped quick-service restaurant in a high-visibility location on busy International Avenue. Whether you're an experienced operator or an aspiring entrepreneur looking to enter the restaurant industry, this turnkey space provides an affordable path to ownership without the time, expense, and uncertainty of building from scratch. The bright and welcoming 850 sq. ft. restaurant features seating for 15 guests, modern finishes, dual TV displays, extensive service counter space, under-counter refrigeration, dual sinks, and an efficient layout designed for both dine-in and takeout service. The fully equipped commercial kitchen includes a 5-foot canopy ventilation system, cooking equipment, stainless steel refrigeration, and additional restaurant assets necessary to begin operations quickly. Simply bring your menu and start serving customers. Located at a prominent intersection with excellent exposure, strong traffic counts, and bus service directly in front of the plaza, the location offers outstanding accessibility and visibility for attracting customers throughout the day. With affordable occupancy costs of only \$2,750 per month including operating costs, this opportunity offers low overhead and strong potential for owner-operator profitability. The current lease has approximately two years remaining with options to renew, providing stability and flexibility for future growth. Currently operating as a Vietnamese quick-service restaurant, the space is well suited for a variety of food concepts including Asian cuisine, bubble tea, sandwiches, shawarma, tacos, poke, desserts, specialty coffee, and other creative offerings, subject to landlord approval. Skip the costly renovations, permit delays, and equipment purchases. This is a rare opportunity to acquire a move-in-ready restaurant in a high-exposure

location and start building your business from day one.