



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2329225

Calgary, Alberta



\$149,999

Division:	Calgary
Type:	Business
Bus. Type:	Deli/Catering,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,777 sq.ft.
Zoning:	-

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

Inclusions: Equipment List will be provided upon signing the NDA.

Excellent opportunity to acquire a spacious and adaptable restaurant featuring approximately 90 seats, including a private dining room that is ideal for intimate gatherings or can be transformed into an exclusive VIP area. Conveniently located with ample on-site parking, the restaurant boasts a large, fully equipped commercial kitchen capable of supporting both regular dining service and high-volume catering operations. The generous floor plan and flexible layout make this space well-suited for a wide range of concepts, including Middle Eastern, African, Asian cuisines, or even a recognized franchise operation. The current owner is retiring and relocating abroad, creating an exceptional opportunity for a new owner to either continue the existing Vietnamese restaurant or introduce a fresh concept tailored to local market demand.