



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2338553

Calgary, Alberta



\$69,000

Division:	Calgary
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,600 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Inclusions: Seller to provide asset/equipment list

An excellent opportunity to acquire a fully built-out restaurant space with tasteful interior renovations and an established food-service layout. Ideally positioned along a major thoroughfare on the 16 Avenue corridor, the property benefits from strong daily vehicle traffic, excellent visibility, and a bus stop conveniently located directly in front of the building. The 1,600 SF space is offered with low monthly rent of \$3,500, including common area fees, with the net rent secured through 2030, providing an attractive cost structure for an incoming operator. The thoughtfully designed interior features a generous customer seating area, front reception and cashier counter, and a fully built-out washroom. The current layout operates as a Vietnamese coffee and quick-service restaurant offering subs, rice combos, noodle soups, and beverages. The premises are well suited for a variety of food-service concepts, including a coffee shop, sandwich or donair shop, cafe, or other quick-service restaurant. The rear kitchen area includes sandwich preparation coolers, multiple gas stoves, and additional food-service equipment and infrastructure, not to mention a separate room for more prep space. An incoming operator may also have the opportunity to further enhance the kitchen with an upgraded commercial canopy system to support a broader menu and increased production capacity. Save significant time and capital on a new restaurant build-out by taking advantage of the existing improvements and infrastructure. Bring your own concept, menu, and vision to this versatile turnkey space and take it to the next level. A great opportunity for an owner-operator looking for an affordable, well-positioned restaurant space with substantial existing improvements.