



GRASSROOTS
REALTY GROUP

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MLS # A2341476

Calgary, Alberta



\$309,900

Division:	Calgary
Type:	Business
Bus. Type:	Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	5,600 sq.ft.
Zoning:	-

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

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

• Rare opportunity to acquire an established, beautifully renovated authentic Chinese restaurant in prestigious Edgemont. Operating successfully at the same prime location for over 25 years, This 5,600 sq. ft. restaurant has been a neighborhood favorite for over a decade, known for its dim sum lunches, authentic Cantonese dinners, and signature BBQ. The newly refreshed dining area accommodates 120 guests and includes three private rooms for corporate events and functions. Massive commercial kitchen with spacious prep stations and commercial-grade appliances built to seamlessly manage high-volume lunch and dinner service. Net rent at \$28/sqf. Total monthly rent is approximately \$20,100 (including operating costs). Sales revenue around \$220k per month. Turnkey operation ready for immediate takeover. •