



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

625 11 Avenue SW
Calgary, Alberta

MLS # A2188461



\$289,000

Division: Beltline
Type: Business
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 2,142 sq.ft.
Zoning: -

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: n/a

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

Beautiful and modern burger restaurant and shakes in Beltline. 2,142 sq ft space (1,373 sq ft main floor and 769 sq ft basement for storage). Low monthly rent \$5,301 (included op. cost, all utilities and GST). Currently operating as a burger restaurant and shakes, but you can change the food concept for anything you wish (no need Landlord's approval). Fully equipped and operational ready to take over. Seating capacity inside for 40 people, front patio. Financial books available after NDA signed.