



**GRASSROOTS**  
REALTY GROUP

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**120, 11808 24 Street SW**  
**Calgary, Alberta**

**MLS # A2210335**



**\$299,000**

**Division:** Woodlands

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,505 sq.ft.

**Zoning:** C-N2

**Heating:** Combination

**Floors:** -

**Roof:** Flat

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Equipment list will be provided and negotiated separately

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

1500+ SF Restaurant FOR LEASE This restaurant is situated in a very mature community in Calgary South-West, which offers a steady flow of local traffic and a built-in customer base. The restaurant has Exclusive restaurant rights in the plaza, which is great for business. The internal atmosphere can comfortably seat 40 + customers. The restaurant features a modern sophisticated design with a versatile and appealing menu featuring Canadian-Italian fusion, including favorite comfort foods. GREAT OPPORTUNITY!!!!