

# \$279,800 - N/A, Calgary

MLS® #A2148937

**\$279,800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

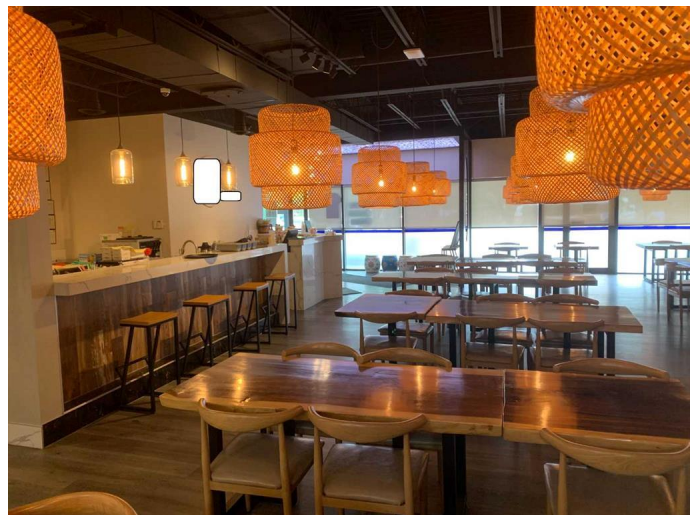
N/A, Calgary, Alberta

Location, location, location! This profitable Asian cuisine restaurant is located in a prominent strip mall with tens of thousands of daily passing traffic on main 16 Ave N, with FREE surface parking & underground parking for their patrons plus 2 for staff. This 2,106 SF tastefully designed restaurant seats 80 patrons with liquor license. Nothing is missing in this Chef's dream of an OPEN design commercial kitchen with TWO separate canopies (6 foot and 12 foot) with all cooking commercial equipment, walk-in cooler and freezer, "French door" stainless steel standing freezer, sandwich board work counters with underneath coolers. Extra storage with dry storage room and back door for ease of unloading inventory. Front reception counter, with "bar style" area with two sinks, ice maker and commercial glass washer machine. Also two updated bathrooms and outside sink for patrons. Lease was just renewed recently and is around \$9,000.00/month with opt. cost included, just utilities to be paid by Tenants. Food menu maybe converted pending Landlord's approval. This business is turn key ready and waiting for the right owner, with seller willing to stay to familiarize new buyer.

Built in 1977

## Essential Information

MLS® #	A2148937
Price	\$279,800



Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

### **Additional Information**

Date Listed	July 11th, 2024
Days on Market	271

### **Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.