

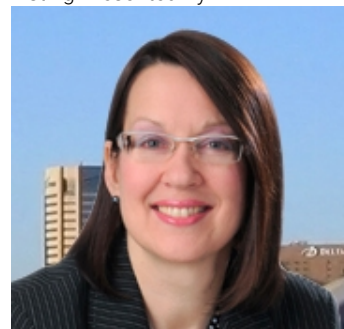


## 505 6 Street Calgary Alberta

\$185,000

Rare opportunity to own a turn-key Middle-Eastern restaurant in the heart of Downtown Calgary! 10 year lease negotiated at an excellent rental rate and 2 free underground parking. The owner of this business is retiring and has received use approval from the city for tobacco (hookah) use in the restaurant. This location boasts strong walking AND driving traffic. It has seen a significant upgrade in its HVAC system, has a walk-in freezer fitted to the space, and can accommodate 50 customers (30 in-door seats and a beautiful 20-person patio). Meticulously maintained space and kitchen equipment, new owner can come in and begin operations ASAP. BUSINESS ASSET/LEASE SALE (id:6769)

Listing Presented By:



Originally Listed by:  
LPT Realty

**RE/MAX<sup>®</sup>**  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net