

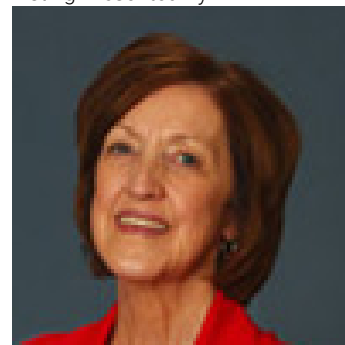


## 138 3 Avenue Calgary Alberta

\$199,000

Location, Location, and Location! Great opportunity to become new owner of this turn-key restaurant in Chinatown. The listing price is much less than the replacement cost to build a restaurant like this! Sophisticated interior, efficient layout in 2,585sqft with permitted seating for 82 people! Spacious commercial kitchen with canopy, walk-in cooler, dishwasher, and storage area! Surrounded by offices, retail stores, condos, and residential homes, which means lots of take-out, deliveries, and dine-in! This restaurant was established 6yrs ago! The sales exceeded \$1M and the business is getting better & busier! Continue the same concept or bring your own cousin upon the landlord's approval. Good lease in place until 2028(\$29 base+\$15 opr/this yr) Please respect the business and do not visit without a prior appointment! (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

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CIR

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