



## 1436 8 Street Calgary Alberta

\$120,000

Location! Location! Location!! Turnkey restaurant space in Beltline is for sale! Excellent location at one of the busiest intersection in Beltline with great exposure and easy access. It is fully equipped with commercial kitchen equipment and high quality furniture (walk-in cooler, dishwasher, 11ft kitchen canopy, etc.). This location has a lot of potential for other concepts. 3,790 sqft of rentable size (inside & exclusive patio area) and it currently has 40 indoor and 24 patio seating available. Total monthly rent including the op cost is \$10,760.43 as of Aug 2023. 10 year lease from April 3, 2021 in place and there is a renewal option for additional 10 years. All equipment, flooring, walls, tables and seats are new. All tours by appointment only and please do not approach the owners or any of the staff members. (id:6769)

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)