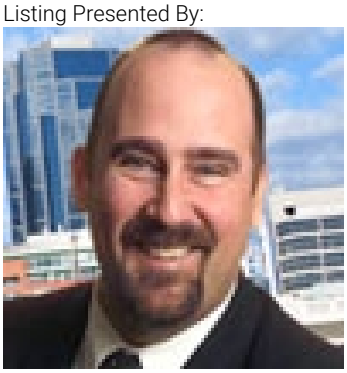


138 3 Avenue Calgary Alberta

$29,900

*** Price to sell *** Location, Location, and Location! Nestled in the heart of Calgary's vibrant Chinatown, this is a rare opportunity to acquire a fully operational and beautifully appointed restaurant in one of the city's most dynamic dining destinations. Offered at a price well below replacement cost, this business presents exceptional value for the right operator. Good lease(including a parking stall) is in place until Oct 31, 2033 with 5yrs option to renew. The premises feature thoughtfully designed huge kitchen, efficient layout spanning 2,585 sqft, serving up to 85 patrons with liquor license. Whether you're looking to capture the busy lunch crowd from nearby offices or create a memorable dining experience for families, friends, and food enthusiasts, this location offers tremendous potential. Strong demand for takeouts and deliveries from the surrounding high-density residential condos and apartments. Benefit from outstanding exposure with heavy pedestrian traffic and excellent accessibility near major roads, public transit, river pathways, and a variety of popular retailers and amenities. A true turnkey opportunity in a highly sought-after location. Book your private tour today! (id:6769)

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca