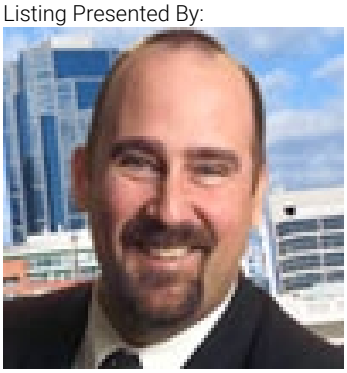


17 Av Avenue Calgary Alberta

$108,500

Excellent opportunity to own a turnkey restaurant in a high-exposure retail plaza along busy International Avenue in SE Calgary. The plaza is anchored by a well-established Asian supermarket and surrounded by a strong mix of retail, service, and dining businesses, generating consistent customer traffic throughout the day.This recently renovated space offers approximately 1,150 sq. ft. of functional space, a fully equipped commercial kitchen featuring a 10-foot commercial exhaust hood (canopy), seating for up to 40 guests, and ample customer parking directly in front.The existing infrastructure makes the space suitable for a wide variety of food concepts, with menu changes permitted subject to landlord approval. Base rent is $25/sq. ft., with total monthly occupancy costs of approximately $4,473, inclusive of taxes, operating costs, water, electricity, garbage, and other applicable building expenses. Tenant is responsible for gas only.An excellent opportunity for an owner-operator or entrepreneur looking to establish or expand a business in one of Calgary's vibrant commercial corridors.Please do not approach staff or disturb the business. All showings are by appointment through a REALTOR(R) only. (id:6769)

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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