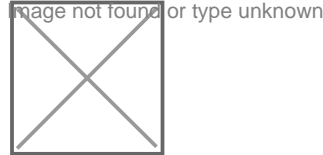


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FAST FOOD, FOOD & BEVERAGE , RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

Listing ID:



25030



MLS ID:


A2124372

\$139,000



 **RAMESH VERMA**
 (403) 547-4102

 Real Estate Professionals Inc.
 403-547-4102

 Calgary , Alberta

Transaction Type

For Lease

Days On Market

129

Lease Amount

3150.00

Lease Frequency

Monthly

Year Built

1912

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Building Area (Sq. Ft.)

750.00

Building Area (Sq. M.)

69.68

Inclusions

Asset list to be provided before closing

Restrictions

None Known

Reports

None

Welcome to an exciting opportunity to own a thriving chicken restaurant located in the heart of a bustling area! With 2.5 years of successful operation and high sales revenue, this establishment boasts a loyal customer base and strong market presence. Accommodating up to 23 patrons indoors, this restaurant offers a cozy yet vibrant dining experience. With one of five years of the lease set for renewal on November 30, 2024, the opportunity arises to secure favorable terms and continue building upon the established success. Unlock additional seating possibilities with a patio area capable of hosting 25 guests, pending approval. Ideal for alfresco dining or events, this space adds versatility to the dining experience. Enjoy the convenience of one complimentary parking spot on the property, with the option to secure two additional spots for a nominal fee of \$300 per month. Accessibility is key to ensuring customer satisfaction. This listing presents a rare opportunity to acquire a well-established restaurant with ample growth potential. Whether you're a seasoned restaurateur looking to expand your portfolio or an entrepreneur seeking a turnkey business venture, this chicken restaurant offers the perfect blend of location, revenue, and potential. Don't miss out on making your mark in this vibrant culinary scene. Inquire now to seize this opportunity. Call your Realtor today to set up the tour. Confidentiality agreement is in the supplements. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"

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