

**123 ANY STREET NW**  
**Calgary, Alberta**

**MLS # A2212677**



**\$349,000**

**Division:** University of Calgary

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,118 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Ready to be your own boss? Exceptional Opportunity to Own six month old East Indian Restaurant in a Prestigious Neighborhood. This turn-key operation is perfectly positioned to capitalize on the area's high traffic and affluent demographic. Seller is offering all necessary equipment, fixtures, and furnishings to ensure a seamless transition. With LOW monthly rent, an Opportunity Not to Be Missed, If you're interested in learning more, contact your favorite realtor today to schedule a viewing and discuss the details of this exceptional business venture. Restaurant concept can be changed with landlord's approval. NDA is in supplements. "PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT CONFIRMED APPOINTMENTS."