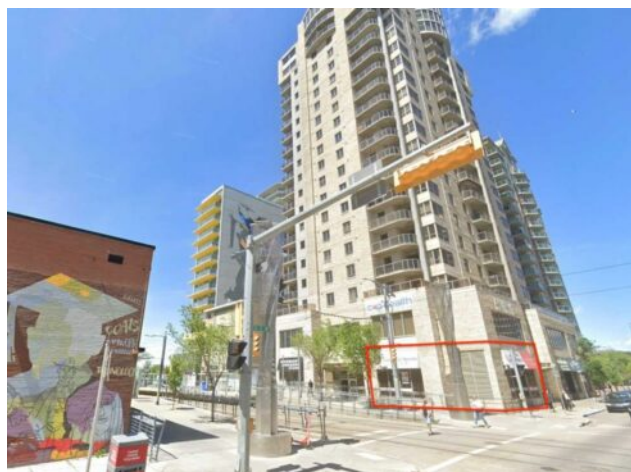


109, 683 10 Street SW
Calgary, Alberta

MLS # A2273977



\$999,900

Division: Downtown West End

Type: Business

Bus. Type: Restaurant

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,993 sq.ft.

Zoning: DC (pre 1P2007)

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This prime main-floor retail unit in Calgary's desirable West End offers 1,300 sq.ft. of versatile commercial space, ideally positioned for both investors and owner-users. Currently operating as a restaurant, the property generates stable income with a monthly rent of \$7,000 and a secure lease in place until 2030, plus an additional five-year renewal option. Situated in a high-demand area with excellent visibility and strong surrounding traffic, this turnkey opportunity provides exceptional long-term potential in one of Calgary's most sought-after commercial corridors.