

**MLS # A2195072**

**Calgary, Alberta**



**\$130,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,835 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Seller to provide an asset list		

Opportunity to be your own boss and run your own Shawarma business or convert to another food concept, pending landlord approval. RENT is only \$4,200/month including GST, just pay for your own utilities. Business is located on busy International Avenue on 17 Ave SE, Calgary, with tens of thousands of daily passing car traffic. Turn key ready business with lots of repeat patrons and Skip/Door Dash platform. Space is 1,835SF with 30 seats and full commercial kitchen equipment. There is a 6 foot canopy at the front counter with sandwich prep table with under mount coolers, "warming station", "cold station", glass door refrigerator and 2 bathrooms. There is an additional 8 foot canopy in the kitchen area, complete with gas range, grill top, commercial refrigerator, freezer, dishwasher, dough mixer and lots of Stainless Steel tables for work space. There is existing air make up unit in the property that allows for Sheesha in the space, subject to verification from City of Calgary. The Lease has another 2 years left with an option to renew! Seller is willing to stay and train the next buyer.