

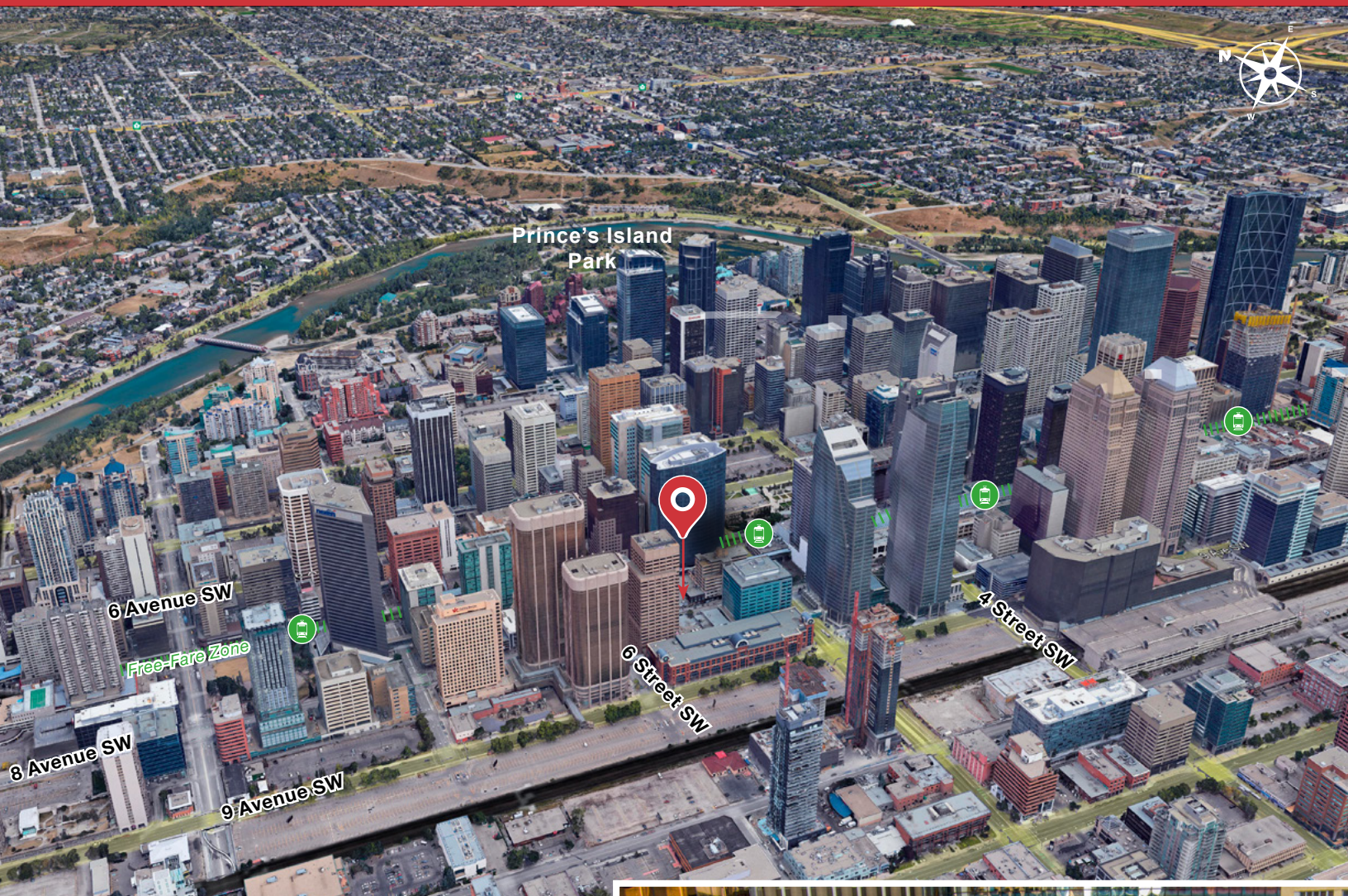


ESTABLISHED DOWNTOWN LOCATION

624 8th Avenue SW Calgary, AB

- Character building
- 2 tandem parking stalls in rear (4 Total)
- Centrally located in heavy foot traffic area of the Downtown core - close to amenities
- Turn key restaurant on main floor - 4,330 SQ FT
- All equipment and smallwares available
- Full capacity commercial kitchen
- Occupancy limit - 170





624 8th Avenue SW

Calgary, AB

Lease Available: 4,330 SQ FT (Escoba)

Net Lease Rate: Market

Operating Cost: \$21.50 (Includes all utilities)

Parking: 4 Stalls Total

Zoning: CR20-C20/R20

Turn Key: Restaurant equipment available for lease or purchase



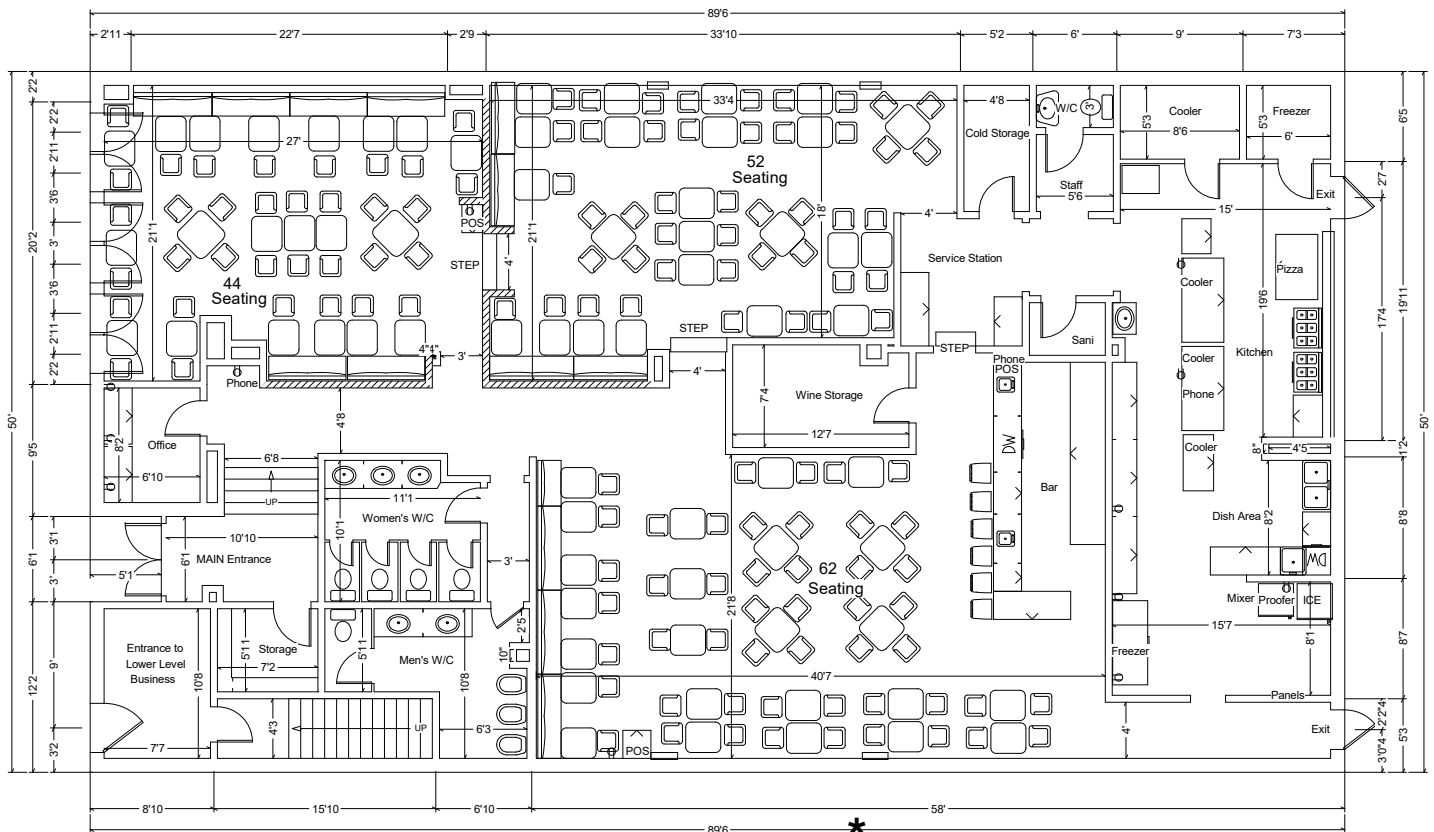
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MAIN FLOOR PLAN*



* FOR INFORMATION PURPOSES ONLY, NOT EXACTLY TO SCALE

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FOR LEASE | TURN KEY RESTAURANT 4,330 SQ FT



8 Avenue SW



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