

Capital Ideas Ltd.
Suite 202 – 1212 1st Street SE
Calgary Alberta,
T2G 2H8

Contact Information:

Ralph Woessner
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Space for Lease Information

Address: 11245 Valley Ridge Drive NW, Calgary AB

Suite **#308**

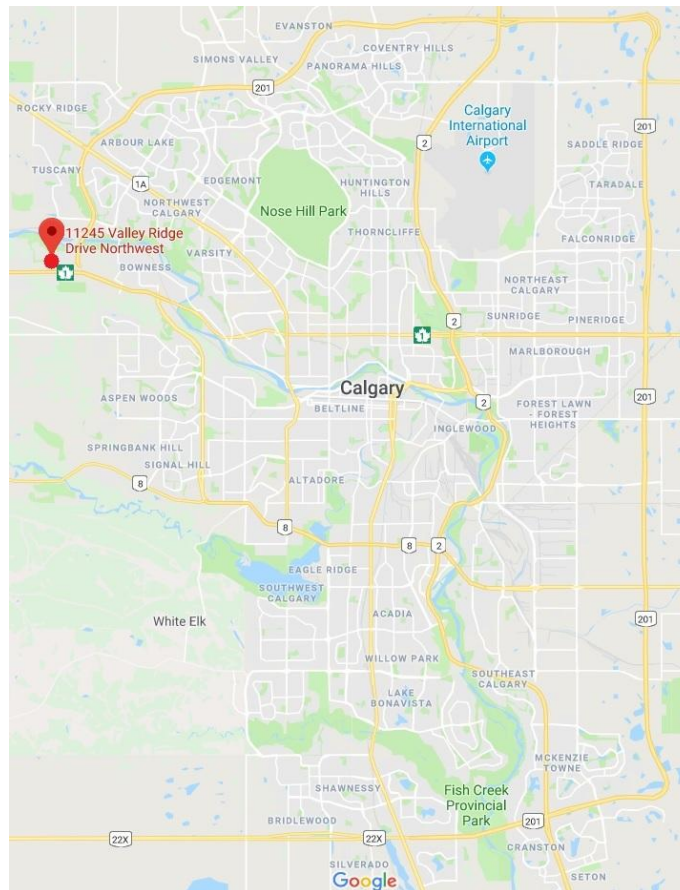
Description: Restaurant
*Exclusive location
*West facing patio free of charge
*Free Parking
*Pylon sign available
*Assets for sale/lease
*Space for lease

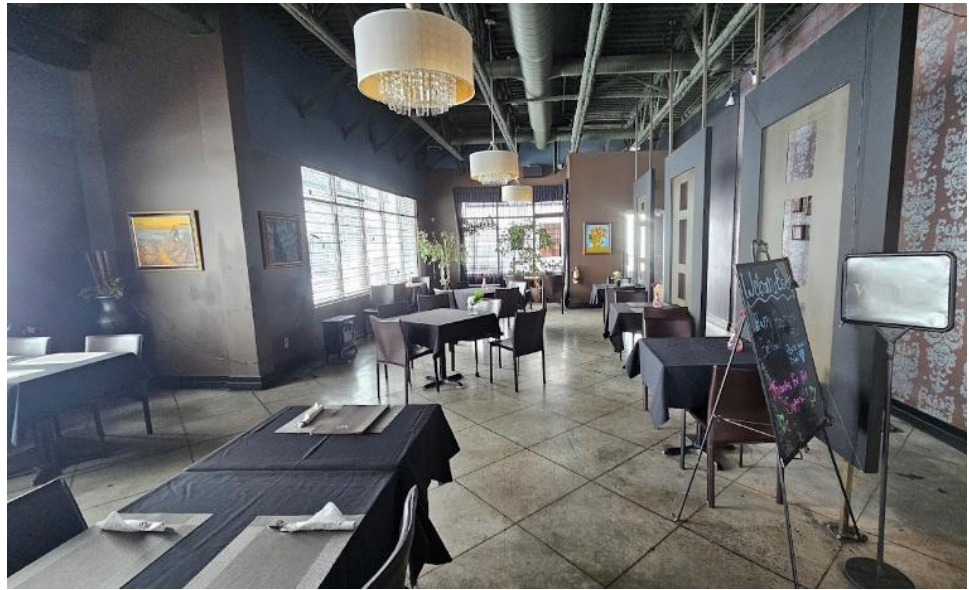
Area 3,404 sq.ft.

Rent: \$ 40.00 per sq.ft. \$ 11,346.67 / Month

Est. Operating Costs \$ 17.40 per sq.ft. \$ 4,935.80 / Month

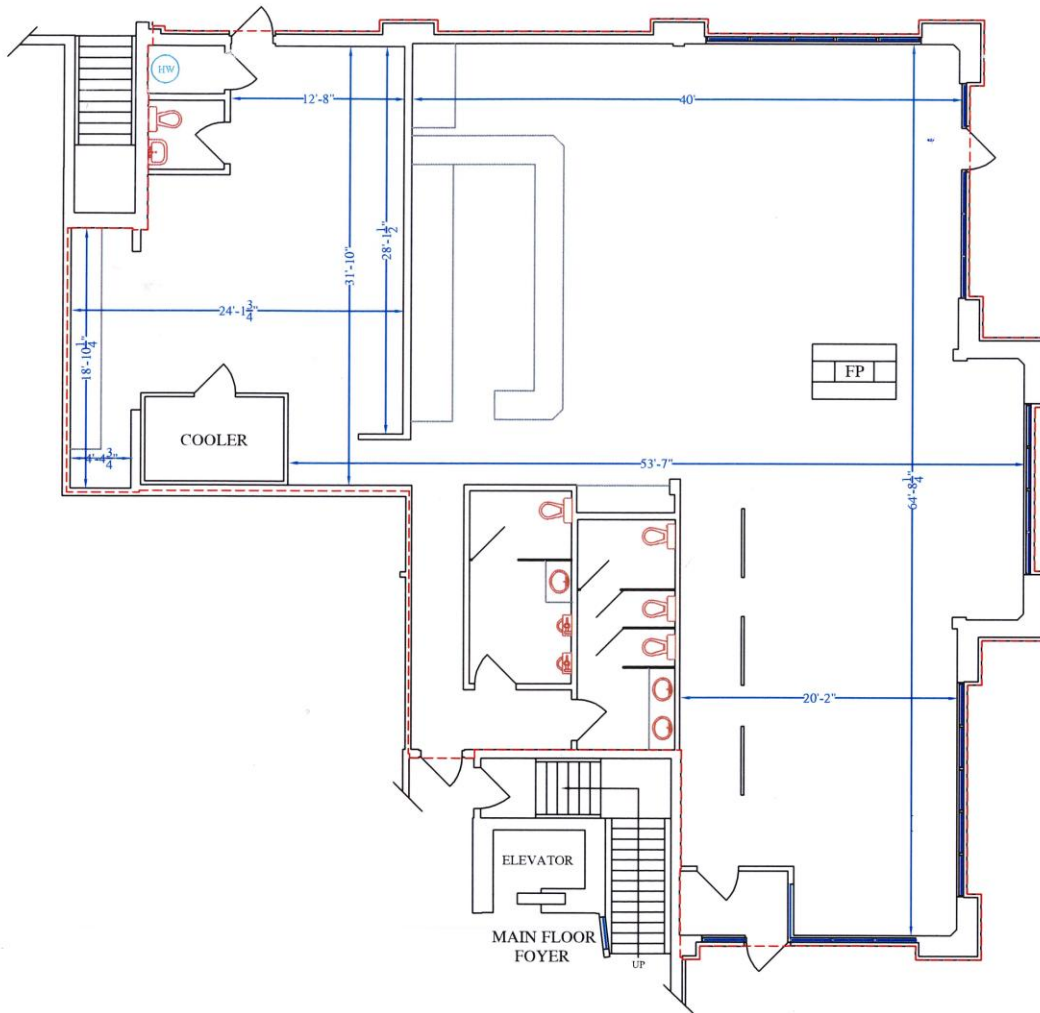
Total \$ 16,282.47 / Month



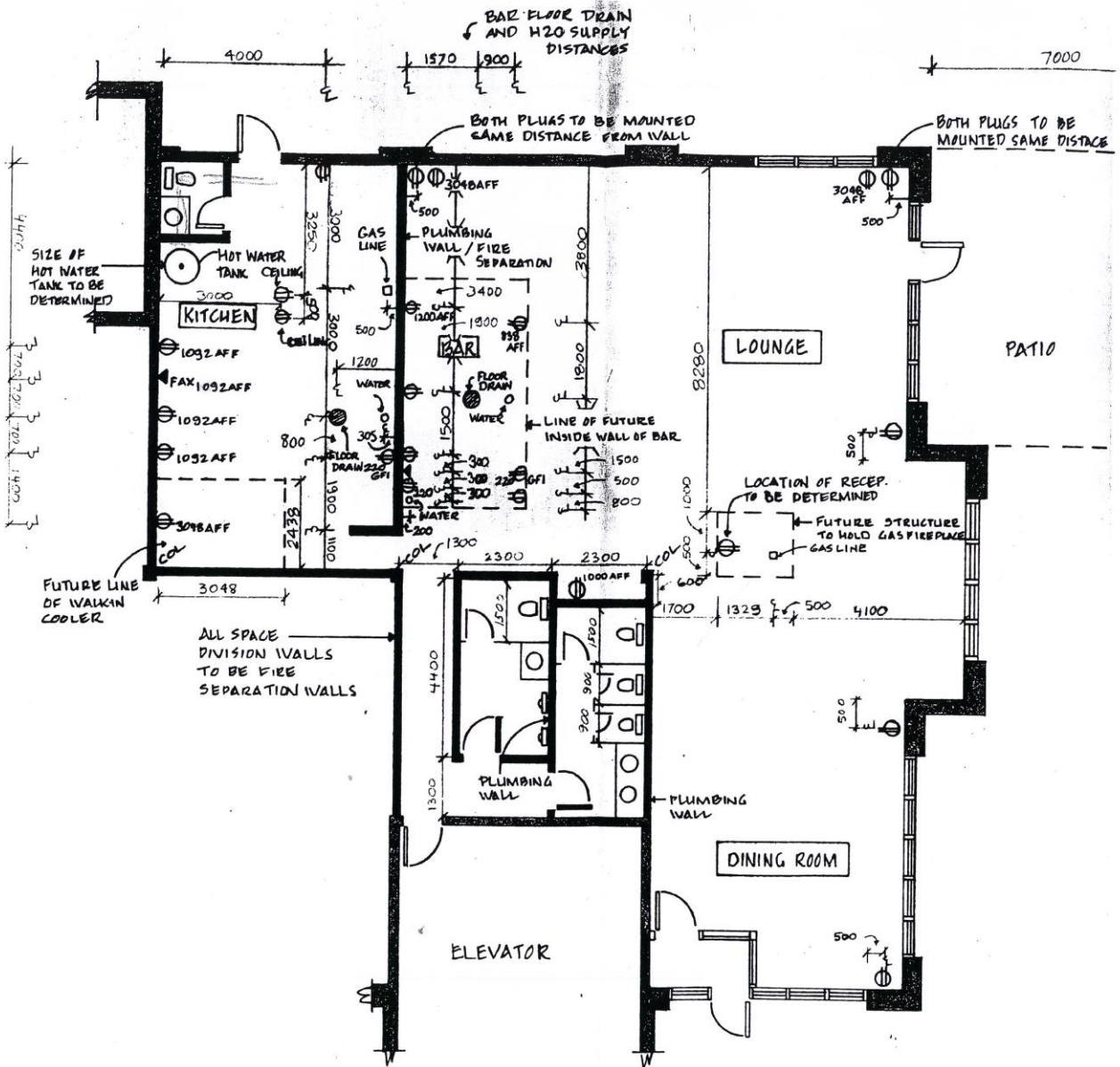




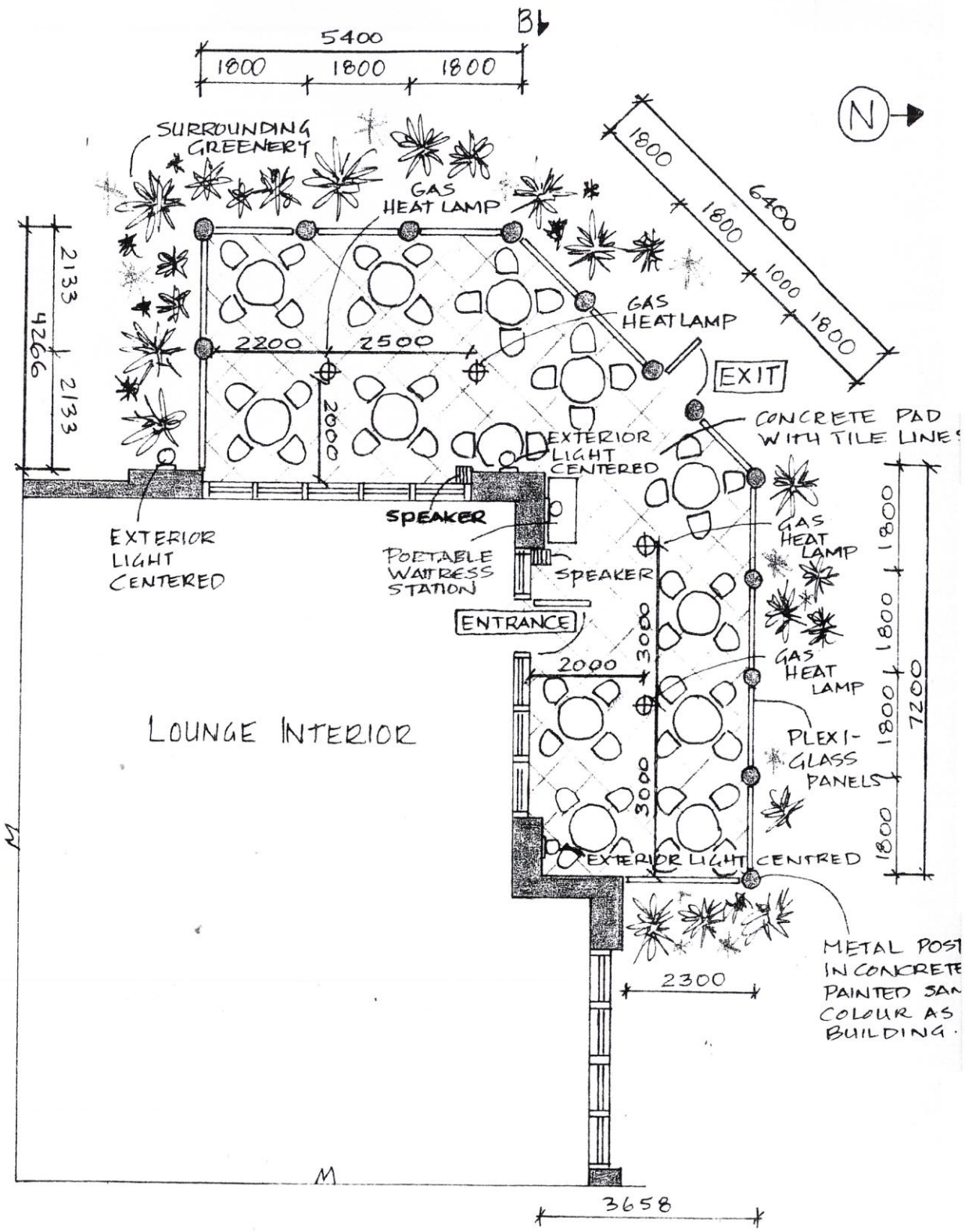
UNIT #308



Please note, all measurements are approximate



FLOORPLAN NO. ONE · SEPARATION WALLS / ELECTRICAL / PLUMBING
 1:100



PLAN OF PATIO
1:100