

# Restaurant Business For Lease

## 11808 24th Street SW

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### Rethinking Commercial Real Estate

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# 11808 24th Street SW, Unit 120



<b>Zoning:</b>	C-N2
<b>District:</b>	Southwest, Calgary
<b>Size:</b>	1,505 ± Sq. Ft.
<b>Year Built</b>	2024
<b>Availability:</b>	Immediately / Negotiable
<b>Parking:</b>	Common
<b>Business/ Equipment:</b>	Negotiable separately from the lease
<b>Lease Rate:</b>	\$42.00/Sq. Ft.
<b>Op. Cost:</b>	\$18.28/Sq. Ft.

## Highlight:

Great opportunity to own a running restaurant business with real estate of 1,505sqft ±.

## Restaurant (Canadian Eatery):

- Modern sophisticated design; Comfortably seats 40+ customers
- Versatile and appealing menu featuring Canadian-Italian fusion
- Potential to change the menu as tenant sees fit

## Property Building

- Situated in a mature and established community in SW Calgary with 15,000 population and average household income of \$110,000.00.
- Brand-new plaza with attractive tenants including medical, dental, a liquor store (opening soon), a nail and spa salon, and more.
- Exclusive restaurant rights in the plaza

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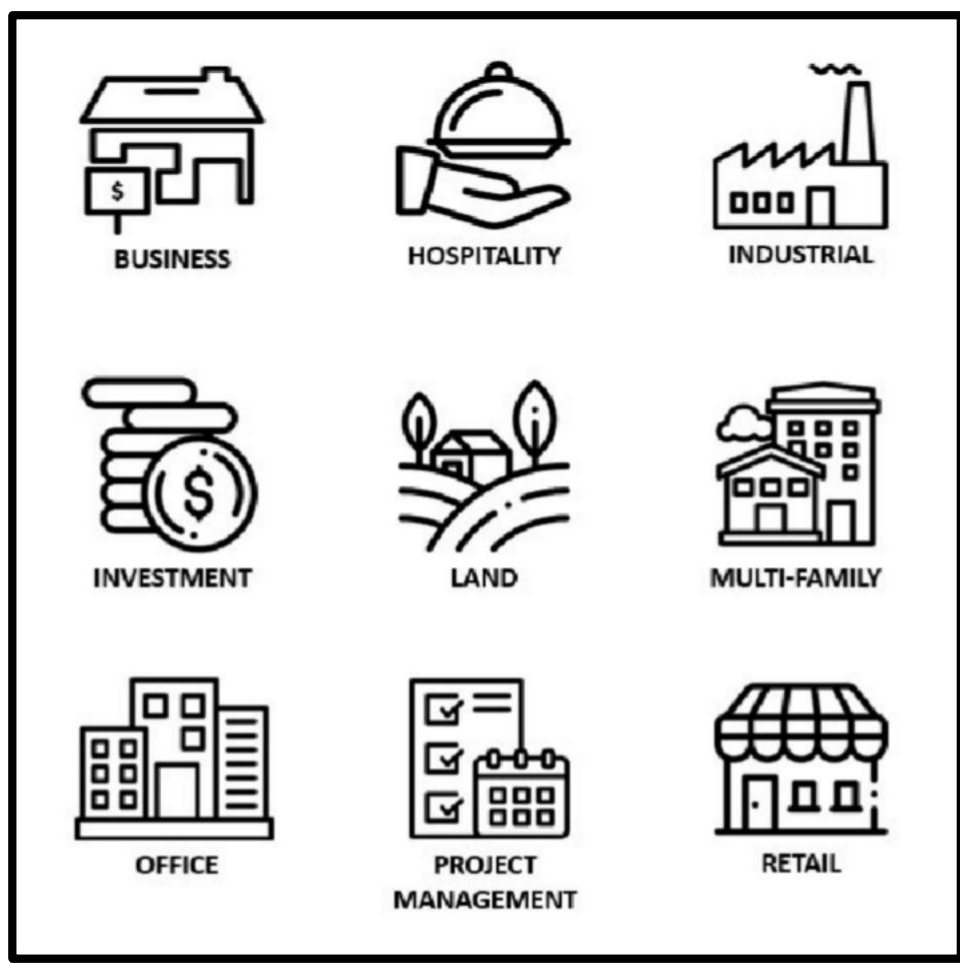
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