

BUSINESS



MANCHESTER
PROPERTIES INC.
Real Estate Brokerage & Management

FOR SALE

FULLY EQUIPED RESTAURANT + BAR
EXCELLENT BREAKFAST & LUNCH LOCATION



Front entrance.

211 61 AVE S.E. CALGARY, AB

For additional information contact: JIM EDWARDSON (403) 540 - 0238 EMAIL: jim@manchesterproperties.ca

This information has been obtained from a reliable source and is believed to be accurate but is not warranted to be so. This property may be withdrawn from the market at any time without notice. Manchester Properties Inc. represents the interest of the Seller/Landlord of this property. Recipients of this information are advised to conduct their own due diligence to determine the accuracy of the information provided. The information provided is subject to change without notice.

242 62 Ave SE Calgary, AB T2H 2E6 TEL:(403) 212 5375 FAX:(403) 255 4732 www.manchesterproperties.ca

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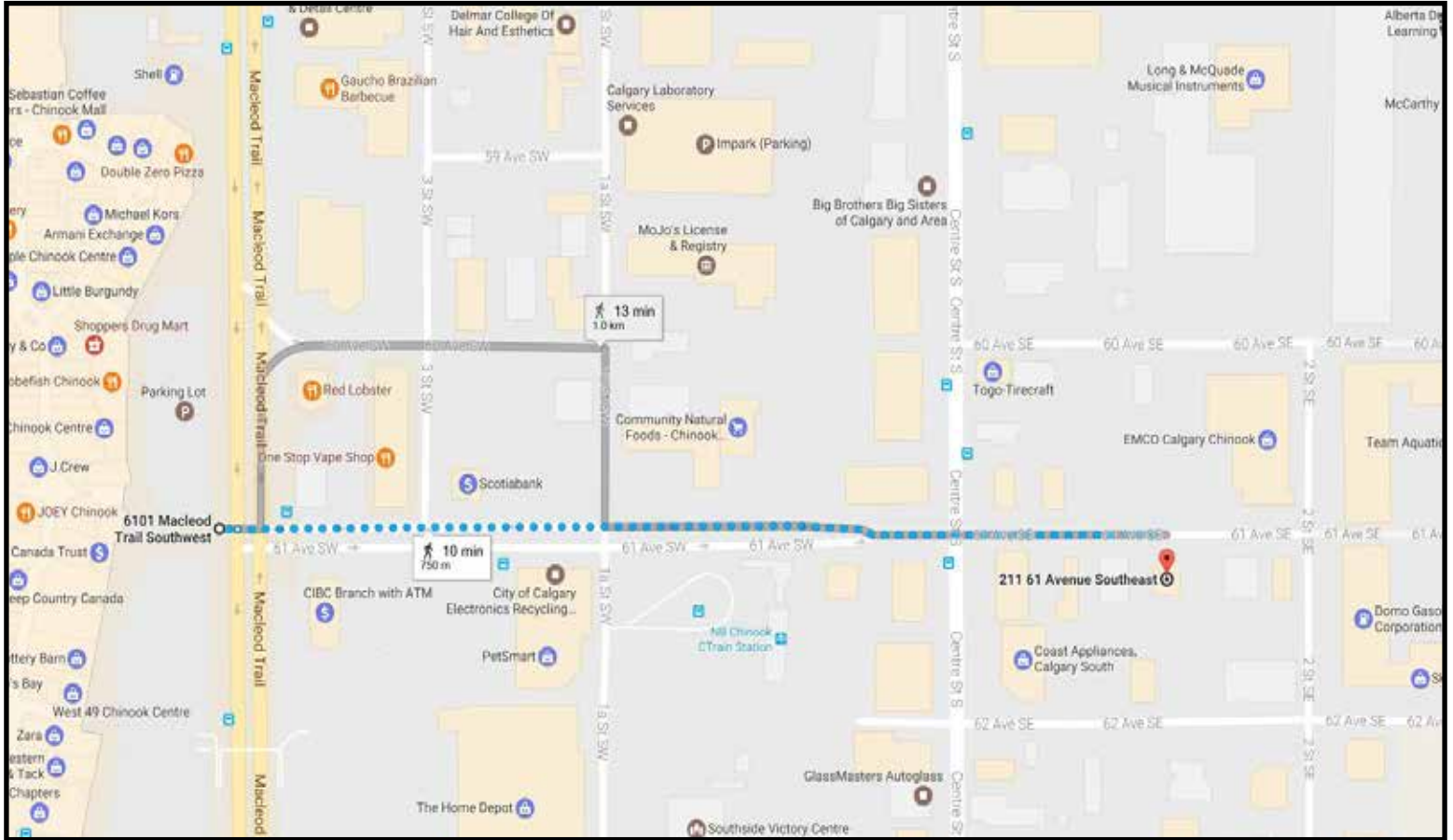
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Older industrial character building in the very desirable Manchester Industrial/commercial district.

Only 4 minute walking distance to Chinook LRT Station & 10 minute walk from Chinook Centre.

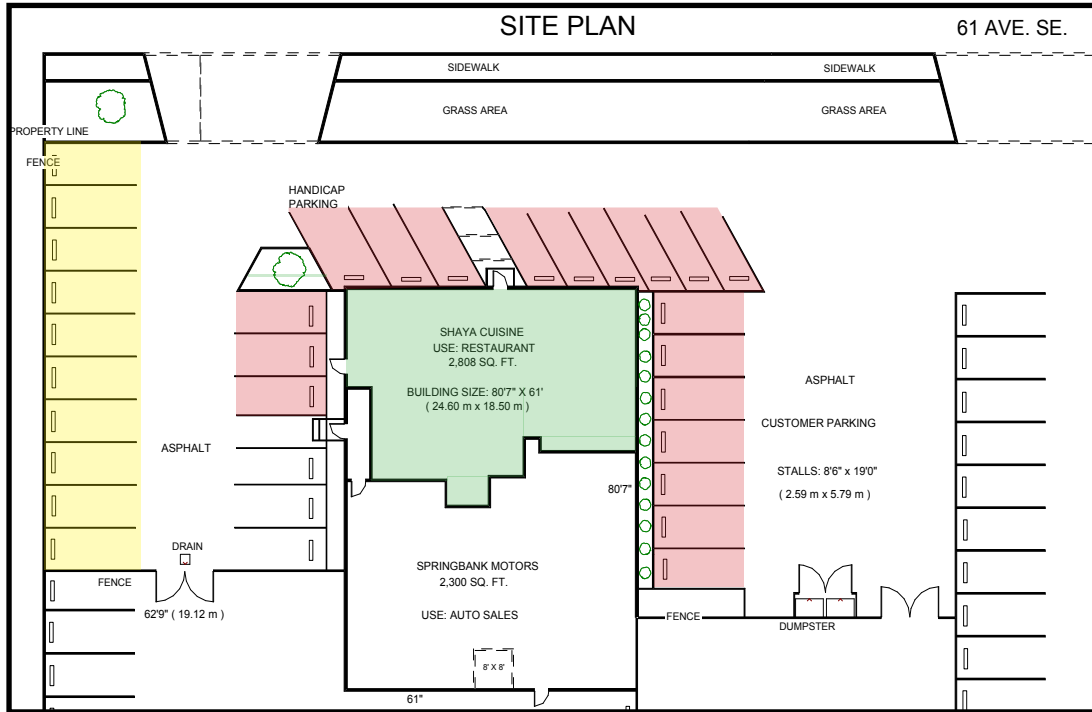
LEASABLE AREA:	2,808 Sq. Ft. Restaurant
CAPACITY:	101 (Maximum Occupant Load)
PARKING:	Abundant free parking
RENT:	\$4,914/month + increase of \$234/month on August 1 2018, 2019 & 2020
OPERATING COSTS:	\$1,411.00/month + Electricity, Water & Gas
AVAILABLE:	Immediately - Term expires July 31 2021 (LL will consider option to renew)
BUSINESS SALE:	\$109,900

Excellent opportunity for breakfast & lunch diner, Tap House, Pub, Sports Bar, Vietnamese, Chinese, Pizzeria, Italian, Steak House or bring your own unique concept.

Premises is developed with commercial kitchen, walk in fridge, buffet, office and basement storage area.

Excellent location with easy access to Chinook Centre, Chinook LRT, Mcleod Trail, Blackfoot Trail and very close to Deerfoot Trail and Glenmore Trail.

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- Indicates subject space.
- Indicates reserved parking spaces.
- Indicates shared parking spaces (with Unit 211).

