

RESTAURANT ASSETS FOR SALE

DOWNTOWN CENTRAL CORE NORTH



DOWNTOWN CALGARY, AB

RE/MAX
COMMERCIAL®
RE/MAX REAL ESTATE (CENTRAL)

Size: 2,200 sq.ft. (tbv)
Seats: 77
Current: Vietnamese Restaurant
Kitchen: Full
Parking: Common parking lot (6 res)

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Information contained herein was gathered from the owners or their respective representatives of the subject properties. The accuracy of such information is not guaranteed and shall be the sole responsibility of the recipient to verify the accuracy. Mahmud Rahman and Associates of RE/MAX Real Estate (Central) are hereby released from any liabilities and potential damage as a result of the information contained herein

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BUILDING INFORMATION

Land Use: C-CX (Centre City Mix)
 Year Built: 1999
 Parking: 20 Surface (1.95/1000 sq.ft.)
 GLA: 10,219 sq.ft.
 Stories: 1
 Construction: Masonry
 Submarket: Central Core North

LEASE INFORMATION

Term: 5 years (exp. Jan 31st 2021)
 Base Rent: \$30.00 PSF (\$5,500.00/mo)
 Op Cost: \$15.00 PSF (TBV)
 Included: CAM, Prop tax

Demographics >>

	1 km	3 km
Population	18,983	122,613
Households	11,551	69,177
Median Age	35.40	35.90
Median HH Income	\$75,223	\$80,013
Daytime Employees	117,296	188,886
Population Growth '16 to '21	▲ 6.5%	▲ 7.6%
Household Growth '16 to '21	▲ 7.4%	▲ 8.6%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
4 Avenue South-west	5 Street South-we...	20,000	2014	0.04 km
4	5 SE	21,000	2016	0.05 km
5	4 SE	3,000	2016	0.05 km
3	4 S	6,000	2016	0.07 km
3 Avenue South-west	5 Street South-we...	6,000	2014	0.07 km

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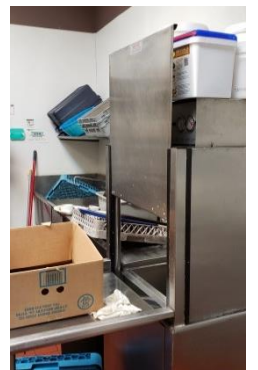
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KITCHEN



Walk-in Cooler



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