

# \$185,000 - 505 6 Street Sw, Calgary

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MLS® #A2214352

**\$185,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Rare opportunity to own a turn-key Middle-Eastern restaurant in the heart of Downtown Calgary! 10 year lease negotiated at an excellent rental rate and 2 free underground parking. The owner of this business is retiring and has received use approval from the city for tobacco (hookah) use in the restaurant. This location boasts strong walking AND driving traffic. It has seen a significant upgrade in its HVAC system, has a walk-in freezer fitted to the space, and can accommodate 50 customers (30 in-door seats and a beautiful 20-person patio). Meticulously maintained space and kitchen equipment, new owner can come in and begin operations ASAP. BUSINESS ASSET/LEASE SALE



## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2214352   |
| Price     | \$185,000  |
| Bathrooms | 0.00       |
| Acres     | 0.00       |
| Type      | Commercial |
| Sub-Type  | Business   |
| Status    | Active     |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 505 6 Street Sw          |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2P 1X4 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 56               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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