

# \$175,000 - 123 Any, Calgary

MLS® #A2240715

**\$175,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.01 Acres

Montgomery, Calgary, Alberta

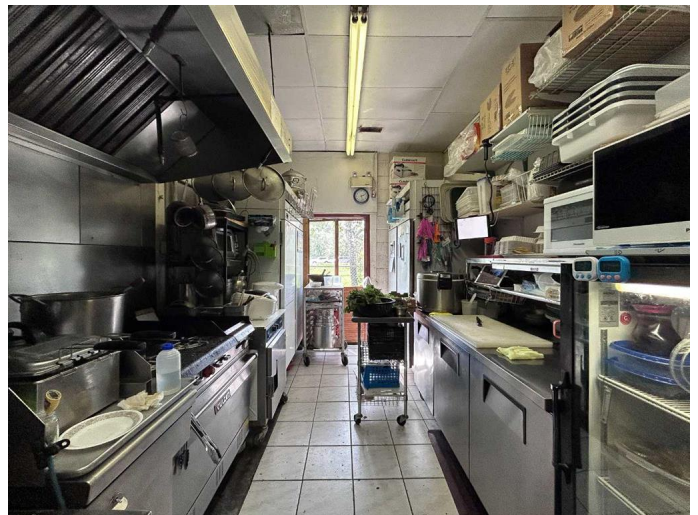
A rare turn-key opportunity to take over a well established business in high traffic location just off a major highway leading to Banff. Next to national franchises and surrounded by ample parking, this location sees consistent traffic from both local and tourists. Currently operated by a husband and wife team serving Chinese and Vietnamese cuisine. the business has been running successfully for over ten years with loyal customer base. Owners are now retiring, and the business is offered for sale with all essential equipment. Lease is ~2700/month include operating cost. Optional inclusion of business name and training for those wishing to carry on the current concept.

By appointment only. Non-Disclosure Agreement (NDA) required prior to releasing any business details. Lease assignment subject to landlord approval.

## Essential Information

MLS® #	A2240715
Price	\$175,000
Bathrooms	0.00
Acres	0.01
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information



Address	123 Any
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B4M9

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	10
Zoning	C-COR2

### **Listing Details**

Listing Office	Grand Realty
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