

For Lease

POWERHOUSE DEMOGRAPHICS
Dense, Affluent Surrounding Population



HIGH TRAFFIC RESTAURANT SPACE

**436 14 STREET NW
CALGARY, ALBERTA**



HIGHLIGHTS

- Fully built out as restaurant space.
- Space has 2 hood fan exhaust units (with fire suppression system), air make up unit, walk in freezer and walk in cooler.
- Customer area built out with front desk, reception area & dining area.
- 2 washrooms (1 standard & 1 all access / barrier free (tbv))
- Gas lines and electrical lines / outlets run to both hood fan areas for easy connection of your kitchen equipment.
- Large washing station in kitchen.
- Directly on 14th St. NW. Approx. 40,000 vpd pass by this site.
- Customer parking area. Ideally positioned for take out, dine in or delivery service pick ups.

PROPERTY DESCRIPTION

Rent:	Market
Op. Costs:	\$16.43 psf est.
Rentable Area:	1,559 sq. ft.
Power:	225 Amps tbv
Availability:	Immediate

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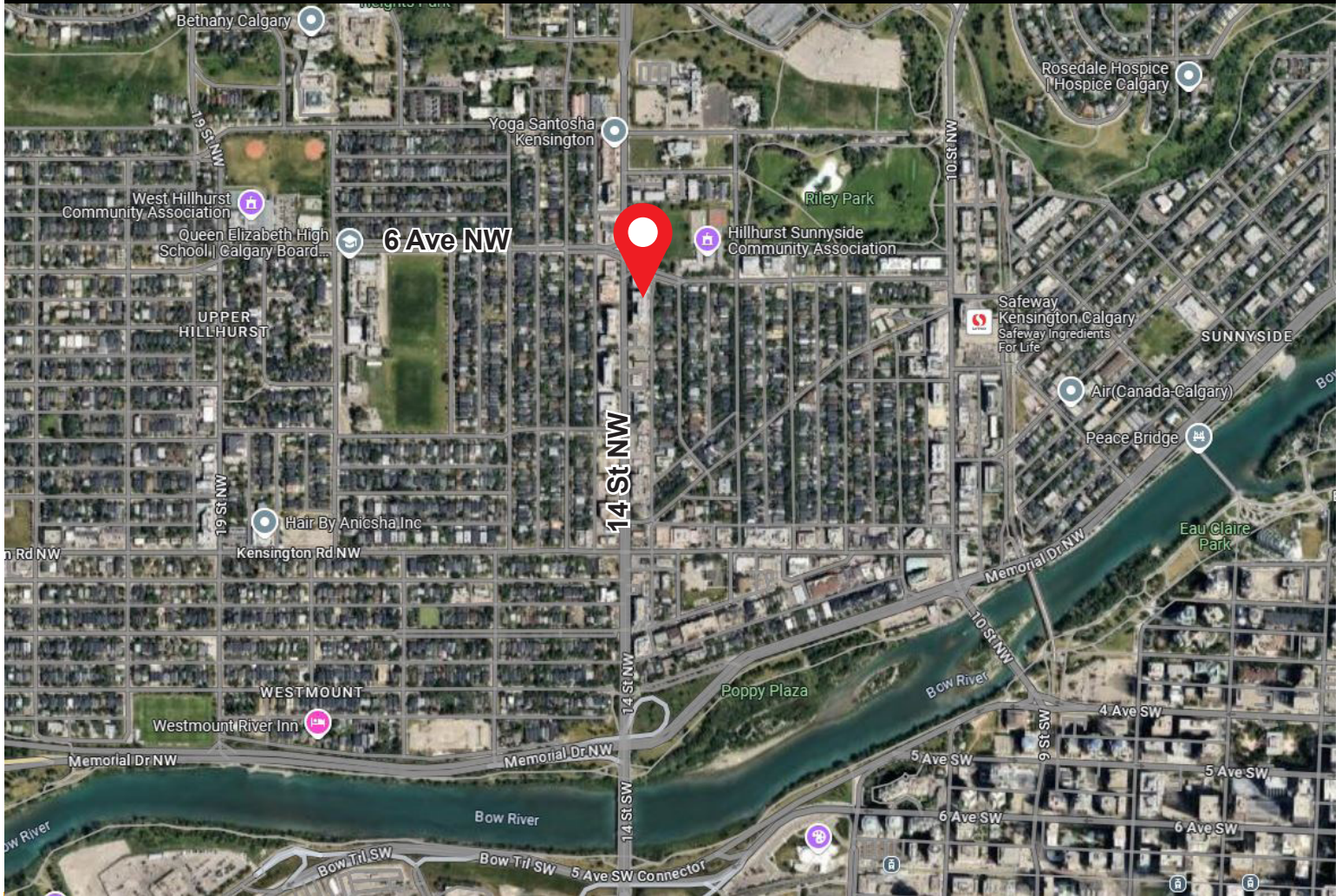
AVENUE | Commercial
Real Estate Solutions





LOCATION

436 14 Street NW, Calgary, Alberta



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