

# \$79,900 - 1256 12 Avenue Sw, Calgary

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MLS® #A2134049

**\$79,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

This Thai restaurant presents a promising opportunity for those looking to enter the food industry or expand their current business. With a compact 600 sq. ft. space, it offers a cozy dining area alongside a robust take-out and delivery system through popular services like Skip and Uber. Wow, the density in the area is unbelievable, right in the heart of the Beltline! The establishment boasts monthly sales figures ranging from \$15,000 to \$22,000. The financial commitment includes a monthly rent of \$2,650 plus GST, which covers the cost of common area maintenance (CAM), ensuring the premises are well-maintained and presentable. The business is secured with a new 5-year lease, providing long-term stability, and includes an option to renew for an additional five years, offering potential for growth and continuity. This turnkey operation is an excellent venture for those passionate about cuisine and service, with its established customer base and proven revenue streams. Did I mention the density in the area - some of the highest in the City!



Built in 2013

## Essential Information

MLS® #	A2134049
Price	\$79,900
Sold Price	\$70,000
Bathrooms	0.00

Acres	0.00
Year Built	2013
Type	Commercial
Sub-Type	Retail
Status	Sold

### Community Information

Address	1256 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P3

### Additional Information

Date Listed	May 18th, 2024
Date Sold	October 2nd, 2024
Days on Market	134
HOA Fees	0.00

### Listing Details

Listing Office	MaxWell Capital Realty
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