

# \$119,900 - 18, 3304 64 Street, Calgary

MLS® #A2175246

**\$119,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

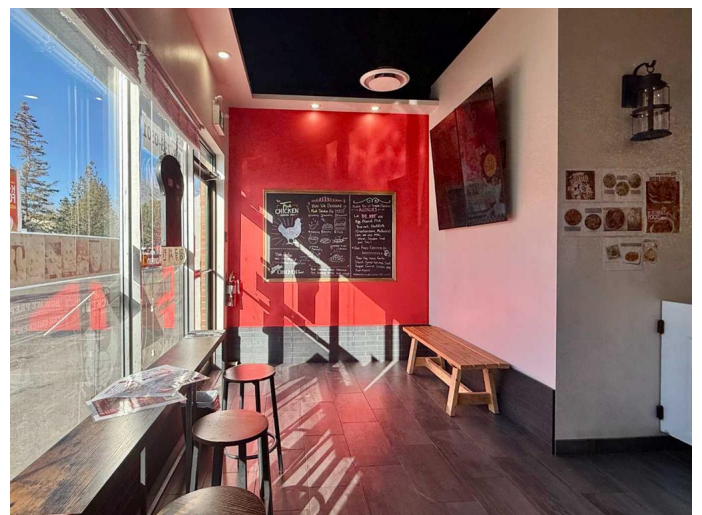
Temple, Calgary, Alberta

Location, Location, and Location! Rare opportunity to purchase 975sqft KOREAN FRIED CHICKEN(K.F.C) take-out restaurant in NE Calgary! Situated in a prime strip mall right at busy 32nd Ave where thousands of cars passing by all the time! Anchored by 7-Eleven and other popular businesses such as Liquor store, Halal store, Cannabis, Hair salon to attract more visitors! Surrounded by residential communities, close to two schools, across from a professional building so lots of take-out and deliveries! This popular eatery just opened a few years ago with brand new set up and new equipment! Spacious kitchen with functional layout, 12 ft canopy, 5 deep fryers, 4 burner-stove with oven, and easy truck access to the back alley! Turnkey business with this Korean fried chicken restaurant or bring your own concept upon landlord's approval! The price includes all assets, trade name, recipes, and full training! No experience is needed! Easy operation! Good business! Best value! Please respect the operation of this restaurant so do not visit without a prior appointment!

Built in 2023

## Essential Information

MLS® #	A2175246
Price	\$119,900
Bathrooms	0.00



Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	18, 3304 64 Street
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5R4

### **Additional Information**

Date Listed	October 24th, 2024
Days on Market	164

### **Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.