

FOR LEASE

HIGH EXPOSURE RESTAURANT



Highlights ...

- ✓ Excellent Endcap location with direct exposure to major corridor 36 street NE and Sunridge mall
- ✓ Extensive build out, above average leasehold improvements
- ✓ Canopy line dish pit, coolers freezers still in place
- ✓ High exposure pylon signage
- ✓ Excellent location on East side of Sunridge mall parking lot

PAUL LOUITT

CENTURY 21 BAMBER REALTY LTD.

1612 – 17 Avenue S.W.

Calgary, Alberta, Canada T2T 0E3

www.calgarycommercialrealty.com Office: (403) 245-0773

Cellular: (403) 861-5232 Fax: (403) 235-5164 E-Mail: ploutitt@shaw.ca

Industrial, Retail, Investment Sales & Leasing

FOR LEASE HIGH EXPOSURE RESTAURANT LOUNGE, PATIO

ADDRESS:	2121—36 Street NE T1Y 5S3
DESCRIPTION:	Full service restaurant, sports lounge and patio
SIZE OF PREMISES:	5,712 square feet rentable on main floor, No Charge 1,741 sq ft lower level Containing walk in cooler, staff room, staff washroom and storage
DESIGNATION:	Licensed restaurant and bar
CAPACITY:	100 seat dining room, 60 seat lounge, 40 seat patio
LEASE TERM:	5 -10 Year Term
OPTION TO RENEW:	Yes
MINIMUM RENT :	\$34 per sq ft per Annum
ADDITIONAL RENT:	(2020) \$14.60 per sq ft per Annum
SIGNAGE:	Fascia:\$500 per month, Pylon Double sided:\$500 per month
COMMENTS:	Excellent Restaurant Lease Opportunity, 5,712 sq. ft. endcap prime for a Concept change, direct exposure to major traffic corridor 36 Street NE located on East end of Sunridge Mall facing 36 Street . Above average improvements currently set up a a full service restaurant, sports lounge and patio. Canopy, kitchen line stainless, dish pit, walk in coolers and freezers still in place. pay no rent on lower level cooler, staff and storage area.



NOTE! Information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

FOR LEASE HIGH EXPOSURE RESTAURANT



FOR LEASE HIGH EXPOSURE RESTAURANT



5,712 sq. ft. Rentable



BASEMENT PLAN