

# \$289,000 - 625 11 Avenue Sw, Calgary

MLS® #A2188461

**\$289,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

Beautiful and modern burger restaurant and shakes in Beltline. 2,142 sq ft space ( 1,373 sq ft main floor and 769 sq ft basement for storage ). Low monthly rent \$5,301 ( included op. cost, all utilities and GST). Currently operating as a burger restaurant and shakes, but you can change the food concept for anything you wish (no need Landlord's approval). Fully equipped and operational ready to take over. Seating capacity inside for 40 people, front patio. Financial books available after NDA signed.

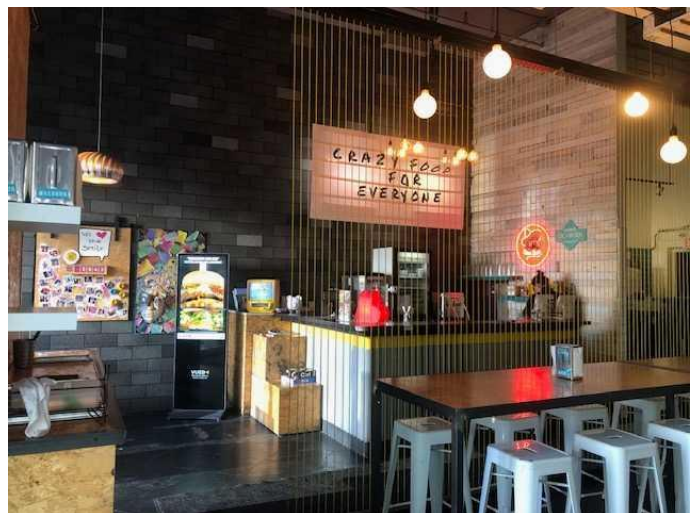
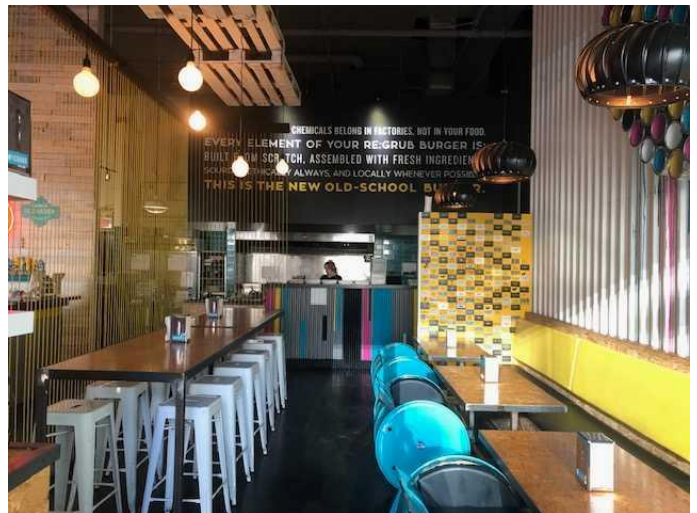
Built in 2016

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2188461   |
| Price      | \$289,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2016       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 625 11 Avenue Sw |
| Subdivision | Beltline         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |



Postal Code            T2R0E1

### **Additional Information**

Date Listed            January 21st, 2025

Days on Market       90

### **Listing Details**

Listing Office           Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.