

For Sale

Peking Dragon Restaurant | Calgary, AB

Unit 105

Demographics *(within 3 km)*



NEIGHBORHOOD
Beltline



POPULATION
117,654



MEDIAN AGE
38



HOUSEHOLD INCOME
\$143,136

Building Details



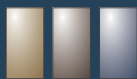
PARKING
Ample Surface &
Underground



YEAR BUILT
1974



TRAFFIC COUNT
9,000 VPD | 5 Street & 17 Avenue SW
17,000 VPD | 17 Avenue SW



Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

blackstonecommercial.com

Restaurant Business For Sale

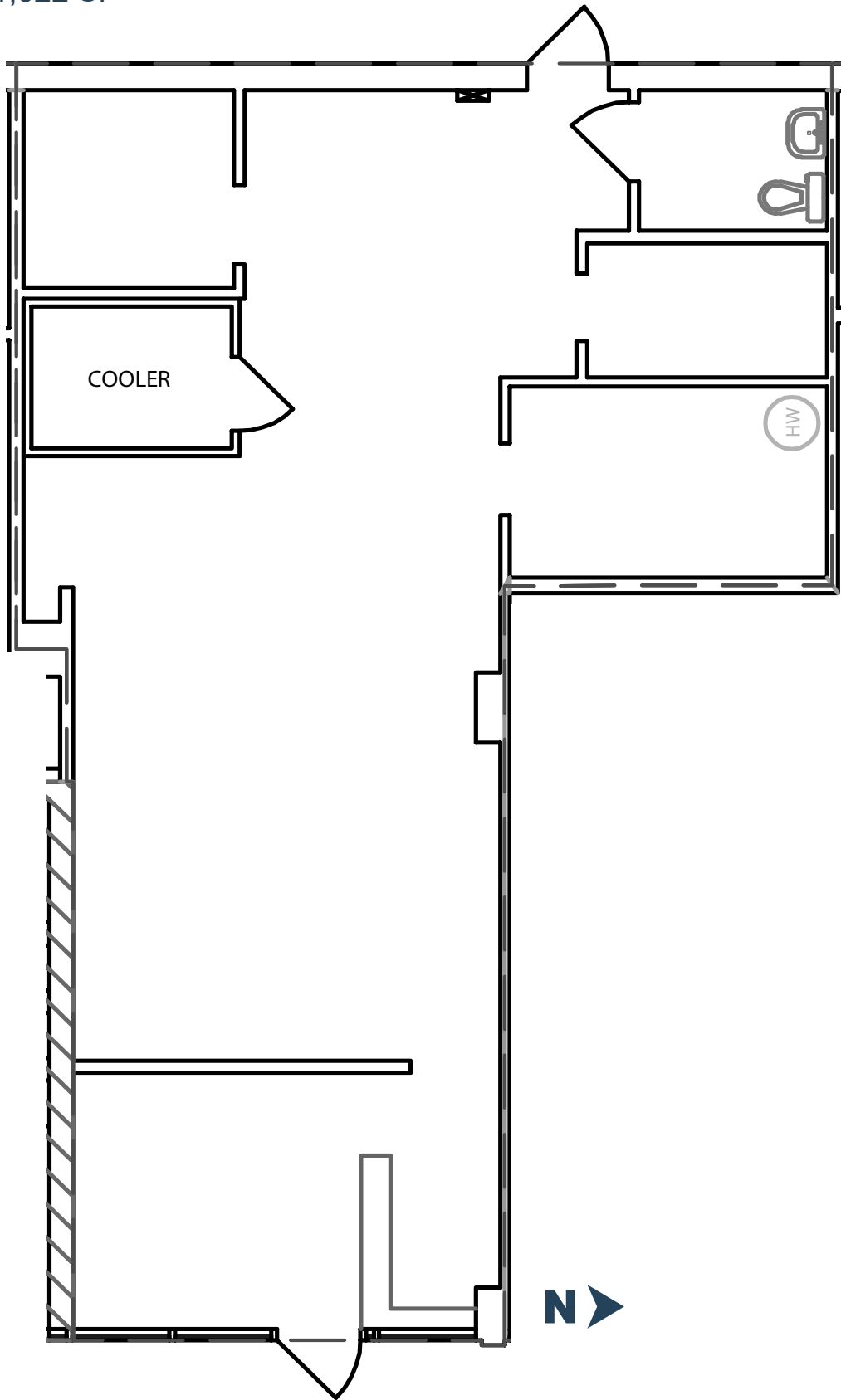
Seize the opportunity to own Peking Dragon, a 40-year Chinese take-out icon on 17 Avenue & 5th Street SW. With a profitable history and 1,022 SF space, step into a thriving restaurant venture. Open daily from 4-10 pm, except Tuesdays. Lease transfer subject to Landlord approval.

Property Details

Asking Price:	\$195,000.00
Address:	Unit 105, 601 17 Avenue, SW Calgary, AB
Zoning:	C-COR1 f3.0h23
Unit Size:	Unit 105 1,022 SF
Op Costs:	\$18.03 PSF <i>(Plus 15% Admin Fee)</i>
Property Taxes (2023):	\$9.65 PSF <i>(Plus 15% Admin Fee)</i>
Lease Term Remaining:	13 months TBV <i>(With option to renew for 5 years)</i>
Construction:	Concrete, glass, metal frame, mixed and stucco
Heating:	Forced Air and Natural Gas

Floor Plans

Unit 105 | 1,022 SF



For Sale

Peking Dragon Restaurant | Calgary, AB



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www.BlackstoneCommercial.com

NON-DISCLOSURE AGREEMENT

TO:

FROM: **Blackstone Commercial Calgary Ltd.** (Acting for the "Vendor").

DATE:

This agreement must be executed by all potential purchasers or their agents, advisors or consultants prior to receipt of any information regarding the purchase of a restaurant business in the City of Calgary (**the "Business"**). We agree to keep confidential any and all information supplied to us or which we gather through inspection of the Business, whether orally or in writing, at any time, (the "Information") concerning the Business described herein and that is supplied to us by the Vendor or other parties. We further agree not to photocopy or otherwise transmit or discuss any Information supplied to us by the Vendor or other parties concerning the possible acquisition of the Business with any person who is not currently an employee of our company, or an agent of our company who is involved in assisting with the possible acquisition of the Business, without the express written consent of the Vendor, which may be unreasonably withheld. It is understood that the Information shall be utilized in order to analyze the possible acquisition of the Business and for no other purpose. It is agreed that the person executing this Agreement on behalf of his/her firm is obligated to provide a copy of this Agreement to any member of his/her firm, or an agent of his firm, who has access to the Information contained herein so that this Confidentiality Agreement binds all readers of the information.

We hereby agree to indemnify and save harmless the Vendor for all costs, loss or damage resulting from any breach of this Agreement and from the inspection of the Business, by us or our employees or our agents. The undersigned or its agent shall also put back the Business to its former condition if any damage at its cost is occasioned by the inspection and acknowledge that any inspection of the Business shall be visual only.

We hereby agree that all inquiries and communications shall be directed to the Vendor's agent only and no contact will be made with the Vendor or any tenants or contractors of the Business.

Neither the Vendor nor any of its respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Information. Analysis and verification of the Information is solely the responsibility of the potential purchaser. Other than as expressly contemplated herein, there shall be no other agreement or obligations on the part of any party unless a binding purchase and sale agreement is executed between the Vendor and the purchaser, each in their sole and unfettered discretion. The Vendor reserves the right to terminate negotiations with any party, to modify data without disclosing any reason therefor or withdraw the Business from the market at any time.

In the event that the discussions concerning the possible acquisition of the Business are terminated, we agree to return all information provided to us and any copies made hereof. We also agree not to use the information provided in any way detrimental to the Vendor and/or their affiliates.

All of the obligations in this Agreement shall survive this Agreement.

This will confirm our agreement to comply with the conditions stated above.

(Please print clearly)

Signature: _____ Phone: _____

Company: _____ Email: _____

Name: _____



 **View in
Google Maps**

1 BROWNS SOCIALHOUSE	7 BLANCO
2 BEST BUY	8
3 freshii	9
4 SHOPPERS DRUG MART	10 UNA
5 A MAJOR COFFEE	11 edo japan
6 CLIVE BURGER	12

Thank you for your interest!

For More Info.

Mahmud Rahman

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Randy Wiens

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Commercial Real Estate Services