



GRASSROOTS
REALTY GROUP

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MLS # A2226118

Calgary, Alberta



\$429,900

Division:	Calgary
Type:	Retail
Bus. Type:	Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,426 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NON

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

LOCATION ! LOCATION!!! LOCATION!!!! Asset Sale – Italian Restaurant in Prime Calgary Location Listing Price: \$429,000
Location: Calgary, AB Type: Asset Sale An exceptional opportunity to own a fully equipped, turnkey restaurant in a strategic Calgary location. Currently operating as an Italian restaurant, this space is ideal for entrepreneurs looking to take over an existing setup or rebrand with a concept of their choice. Highlights: • Asset Sale Only – With all all equipment included as per schedule ‘A’ • Prime Location with strong foot traffic and excellent visibility • Low Lease Rates with favorable terms in place • Fully Equipped Commercial Kitchen • Licensed Premises with dine-in. bar and takeout options • All chattels and fixtures included in the sale Whether you continue with the Italian theme or bring in a new food concept, the flexibility of this space offers endless possibilities. Landlord will approve any other food concept. Perfect for: • Owner-operators • Franchisees • First-time restaurateurs • Expanding brands Don’t miss out on this affordable and flexible restaurant opportunity in one of Calgary’s busiest areas. ?? For more information or to schedule a viewing, contact the listing agent